
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

| |
|------------------------------|
| 104/3 Chandler Road, Boronia |
|------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

| |
|-----------|
| \$370,000 |
|-----------|

 &

| |
|-----------|
| \$407,000 |
|-----------|

Median sale price

(*Delete house or unit as applicable)

Median price

| |
|-----------|
| \$504,500 |
|-----------|

 | *Unit

| |
|---|
| X |
|---|

 Suburb

| |
|---------|
| Boronia |
|---------|

Period - From

| |
|------------|
| 01/07/2016 |
|------------|

 to

| |
|------------|
| 30/06/2017 |
|------------|

 Source

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|--------------------------|
| REIV propertydata.com.au |
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 205/8 Tulip Crescent, Boronia | \$389,950 | 15/07/2017 |
| 6/4 Floriston Road, Boronia | \$387,000 | 07/03/2017 |
| 107/8 Tulip Crescent, Boronia | \$374,950 | 19/04/2017 |

Property data source: REIV propertydata.com.au. Generated on 12th August 2017.