

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

### Property offered for

Address  
Including suburb and

10 DUNCAN AVENUE, BORONIA, VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$760,000 to \$836,000

### Median sale price

Median price

\$750,000

House

Unit

Suburb

BORONIA

Period

01 July 2017 to 30 June 2018

Source

 pricfinder

### 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              | Price     | Date of sale |
|------------------------------------|-----------|--------------|
| 5 ICARUS CRT, BORONIA, VIC 3155    | \$760,000 | 16/01/2018   |
| 2 JAFFA CRT, BORONIA, VIC 3155     | \$820,000 | 11/11/2017   |
| 133 SCORESBY RD, BORONIA, VIC 3155 | \$771,000 | 23/08/2017   |