
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

1A/26 Duncan Avenue, Boronia 3155

Indicative selling price

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

Single Price	\$639,950
--------------	-----------

Median sale price

Median price	\$572,000	*Unit	X	Suburb	Boronia
Period - From	01/08/2017	to	31/07/2018	Source	CoreLogic

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
2/374 Dorset Road, Boronia 3155	\$641,000	10/03/2018
4/191 Scoresby Road, Boronia 3155	\$645,000	16/04/2018
2/20 Marland Road, Boronia 3155	\$645,000	10/08/2018

Property data source: rpdata.com.au. Generated on 16th August 2018.