

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/8 Roy Court, Boronia Vic 3155

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$571,000

Unit X

Suburb Boronia

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/7 Tulip Cr BORONIA 3155	\$580,000	20/03/2017
1/39 Lewis Rd WANTIRNA SOUTH 3152	\$560,000	20/05/2017
2/5 Laurel Av BORONIA 3155	\$555,000	24/05/2017