

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 3,5,7/8 Laurel Avenue, Boronia, VIC 3155

Indicative selling price

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

Single Price \$499,500

Median sale price

Median price \$597,000 Property Type Townhouse Suburb Boronia (3155)

Period - From 27/02/2020 to 14/05/2020 Source CoreLogic

Comparable property sales

A 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
3/203 BORONIA ROAD, BORONIA VIC 3155	\$525,000	27/02/2020
4/203 BORONIA ROAD, BORONIA VIC 3155	\$525,000	17/03/2020
5/6 LAUREL AVENUE, BORONIA VIC 3155	\$560,000	14/05/2020

This Statement of Information was prepared on: 23/06/2020