

# 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 2/8 Laurel 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)

Single Price \$499,500

### Median sale price

Median price \$596,824 Property Type Townhouse Suburb Boronia (3155)

Period - From 17/02/2020 to 17/08/2020 Source CoreLogis

### 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
5/6 LAUREL AVENUE, BORONIA VIC 3155	\$560,000	05/11/2020
4/203 BORONIA ROAD, BORONIA VIC 3155	\$525,500	17/03/2020
3/203 BORONIA ROAD, BORONIA VIC 3155	\$525,000	27/02/2020

This Statement of Information was prepared on: 17/08/2020