



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

11 Roy Court, Boronia, VIC 3155

INDICATIVE SELLING PRICE

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

Range Between \$750,000 & \$820,000

MEDIAN SALE PRICE

Median price \$775,000 | House | Boronia (3155)

Period - From 28 March 2019 to 18 April 2019 | Source - realestate.com.au

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
2/5 PHYLLIS AVENUE, BORONIA VIC 3155	\$715,000	12/04/2018
5/170 ALBERT AVENUE, BORONIA VIC 3155	\$710,000	23/01/2019
1/7 ZEISING COURT, BORONIA VIC 3155	\$712,000	30/03/2019