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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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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](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$620,000

### Median sale price

Median price \$580,000

\*Unit X

Suburb Boronia

Period - From 01/11/2017 to 31/10/2018

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
1/3 Kenneth Road, Bayswater 3153	\$600,000	11/09/2018
2/17 Genista Avenue, Boronia 3155	\$591,000	12/10/2018
2/19 Nerissa Street, Ferntree Gully 3156	\$630,000	05/09/2018

Property data source: [rpdata.com.au](http://rpdata.com.au). Generated on 23<sup>rd</sup> November 2018.