

Statement of Information
Single residential property located in
the Melbourne metropolitan area



Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode **44 Herbert Street, Boronia.**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$ Property type Suburb
Period - From Nov 21 to Feb 22 Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

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
1	\$	
2	\$	
3	\$	

OR There have been no similar properties sold in the area in the past 12 months.

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16th March 2022