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	2/124 Kanooka Road, Boronia, VIC, 3155

Indicative selling price

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

Single price		or range between	$780,000	&	$840,000

Median sale price

Median price	$720,000	*House		*Unit	yes	Suburb	Boronia
Period - From	01/04/2022	to	31/03/2023			Source	CoreLogic

Comparable property sales

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.

Property data source: Pricefinder. Generated on 20th April 2023