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	1/124 Kanooka Road, Boronia, VIC, 3155

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	$720,000	& $780,000

Median sale price

(*Delete house or unit as applicable)

Median price	$651,250	*House		*Unit	yes	Suburb	Boronia
Period - From	01/03/2023	to	31/05/2023			Source	Price Finder

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. 1/17 Victoria Road, Bayswater	$765,000	31/01/2023
2.		
3.		

OR

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: CoreLogic. Generated on 12th July 2023