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	1/33 Rankin 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median price	572,000	*House		*Unit	x	Suburb	Boronia
Period - From	01/06/17	to	30/07/18			Source	CoreLogic

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. 1/3 Tulip Crescent, Boronia, VIC, 3155	$516,000	07/04/2018
2. 3/10 Sundew Avenue, Boronia, VIC, 3155	$562,500	06/07/2018
3. 3/20 Zeising Court, Boronia, VIC, 3155	$532,000	13/03/2018

Property data source: CoreLogic. Generated on 1st August 2018