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

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	1/19 Allandale Rd 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	$675,000	&	$695,000

Median sale price

Median price	$636,500	Property type	*Unit*	Suburb	Boronia

Period - From	01/06/2022	to	01/06/2022	Source	Pricefinder

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

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: 22/08/2023

CONSUMER AFFAIRS VICTORIA