

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

3/8 Woodvale 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

\$479,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2018

to

30 Nov 2019

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price





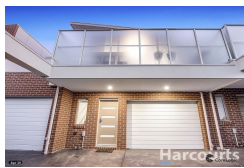







Date of sale

| | | |
|-------------------------------------|-----------|-----------|
| 7/12 Park Crescent Boronia VIC 3155 | \$490,000 | 23-Jul-19 |
| 4/12 Park Crescent Boronia VIC 3155 | \$473,000 | 18-Jun-19 |
| 2/41 Chandler Road Boronia VIC 3155 | \$480,000 | 08-Aug-19 |

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 6 months.~~

This Statement of Information was prepared on: 10 December 2019

| | | |
|---|---|--|
|  | 7/12 Park Crescent Boronia VIC 3155  2  2  1 | Sold Price \$490,000 Sold Date 23-Jul-19 Distance 0.52km |
|  | 4/12 Park Crescent Boronia VIC 3155  2  2  1 | Sold Price \$473,000 Sold Date 18-Jun-19 Distance 0.54km |
|  | 2/41 Chandler Road Boronia VIC 3155  2  2  1 | Sold Price \$480,000 Sold Date 08-Aug-19 Distance 1.31km |

RS = Recent sale UN = Undisclosed Sale

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