

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

2/40 Woodvale Road, Boronia Vic 3155

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Boronia

Period - From 01/04/2020 to 31/03/2021 Source REIV

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	2/18b Catherine St BORONIA 3155	\$590,000	01/05/2021
2	3/15 Springfield Rd BORONIA 3155	\$557,000	30/04/2021
3	4/45 Narcissus Av BORONIA 3155	\$575,000	22/04/2021

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: 10/06/2021 11:37



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Property Type: Unit
Land Size: 202 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending March 2021: \$600,000

Comparable Properties



2/18b Catherine St BORONIA 3155 (REI)

Agent Comments

 2  1  1

Price: \$590,000
Method: Private Sale
Date: 01/05/2021
Rooms: 4
Property Type: Unit



3/15 Springfield Rd BORONIA 3155 (REI)

Agent Comments

 2  1  1

Price: \$557,000
Method: Private Sale
Date: 30/04/2021
Rooms: 4
Property Type: Unit
Land Size: 192 sqm approx



4/45 Narcissus Av BORONIA 3155 (REI/VG)

Agent Comments

 2  1  2

Price: \$575,000
Method: Private Sale
Date: 22/04/2021
Property Type: Unit