

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

28B Woodmason Road, Boronia

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 \$580,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$564,000 *House *Unit X Suburb Boronia

Period - From July 18 to Sept 18 Source R P Data

Comparable property sales

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 5/3 Albert Avenue, Boronia	\$550,000	14/03/2019
2 4/89 Power Road, Boronia	\$610,000	06/05/2019
3 2/15 Haering Road, Boronia	\$619,000	19/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.