

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

1/21 Woodmason Road, Boronia Vic 3155

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$620,000

House

Unit

X

Suburb Boronia

Period - From 01/10/2017

to

31/12/2017

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	2/171 Dorset Rd BORONIA 3155	\$690,000	12/12/2017
2	1/1 Tunstall Av BORONIA 3155	\$685,000	13/02/2018
3	2/374 Dorset Rd BORONIA 3155	\$641,000	10/03/2018

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.

1/21 Woodmason Road, Boronia Vic 3155

Noel Jones

Michael Hill

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Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

December quarter 2017: \$620,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/171 Dorset Rd BORONIA 3155 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 12/12/2017

Rooms: 5

Property Type: Unit

Land Size: 338 sqm approx



1/1 Tunstall Av BORONIA 3155 (REI)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 13/02/2018

Rooms: 5

Property Type: Unit

Land Size: 315 sqm approx



2/374 Dorset Rd BORONIA 3155 (REI)

Agent Comments



Price: \$641,000

Method: Auction Sale

Date: 10/03/2018

Rooms: -

Property Type: Unit