

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

6/14 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

or range
between

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2019

to

30 Jun 2020

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

6/10 Woodvale Road Boronia VIC 3155	\$480,000	21-May-20
5/7 Narcissus Avenue Boronia VIC 3155	\$488,000	19-Jun-20
1/4 Laurel Avenue Boronia VIC 3155	\$475,000	17-Apr-20

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.~~

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6/10 Woodvale Road Boronia VIC 3155

Sold Price **\$480,000** Sold Date **21-May-20**

2 2 1

Distance **0.04km**



5/7 Narcissus Avenue Boronia VIC 3155

Sold Price ^{RS} **\$488,000** Sold Date **19-Jun-20**

2 2 1

Distance **0.2km**



1/4 Laurel Avenue Boronia VIC 3155

Sold Price **\$475,000** Sold Date **17-Apr-20**

2 2 1

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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