

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 1/4 Woodmason Road, Boronia, VIC, 3155

Indicative selling price

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

Price Range \$575,000 - \$600,000

Median sale price

Median price \$776,000

*House

☒

*Unit

☐

Suburb Boronia

Period - From 1 DEC 2017

to 31 MAR 2018

Source REIV

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
1/13 CYPRESS AVENUE, BORONIA, VIC, 3155	\$572,000	27 APR 2018
452 DORSET ROAD, BORONIA, VIC, 3155	\$598,000	09 APR 2018
1/31-33 ALBERT AVENUE, BORONIA, VIC, 3155	\$600,000	14 MAR 2018

OR

~~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.~~

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