

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 Woodmason Road, Boronia Vic 3155

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$750,000

Median sale price

Median price \$775,000

House

X

Unit

Suburb Boronia

Period - From 01/07/2017

to

30/06/2018

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	41 Underwood Rd BORONIA 3155	\$745,000	28/04/2018
2	23 Southey Rd BORONIA 3155	\$723,000	31/07/2018
3	136 Scoresby Rd BORONIA 3155	\$715,000	28/07/2018

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.



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 1019 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

Year ending June 2018: \$775,000

Comparable Properties



41 Underwood Rd BORONIA 3155 (REI)

Agent Comments

5 2 2

Price: \$745,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)



23 Southey Rd BORONIA 3155 (REI)

Agent Comments

3 2 2

Price: \$723,000

Method: Private Sale

Date: 31/07/2018

Rooms: 4

Property Type: House

Land Size: 988 sqm approx



136 Scoresby Rd BORONIA 3155 (REI)

Agent Comments

3 1 2

Price: \$715,000

Method: Auction Sale

Date: 28/07/2018

Rooms: 4

Property Type: House

Land Size: 830 sqm approx