

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

3/8 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2018

to

31 Oct 2019

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

6/1 Tulip Crescent Boronia VIC 3155	\$525,000	01-Jul-19
7/12 Park Crescent Boronia VIC 3155	\$490,000	23-Jul-19
9/14 Adele Avenue Ferntree Gully VIC 3156	\$500,000	26-Jul-19

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.~~

This Statement of Information was prepared on: 11 November 2019



6/1 Tulip Crescent Boronia VIC 3155 Sold Price **\$525,000** Sold Date **01-Jul-19**

 2  2  1

Distance **0.3km**



7/12 Park Crescent Boronia VIC 3155 Sold Price **\$490,000** Sold Date **23-Jul-19**

 2  2  1

Distance **0.52km**



9/14 Adele Avenue Ferntree Gully VIC 3156 Sold Price **\$500,000** Sold Date **26-Jul-19**

 2  2  1

Distance **2.42km**

RS = Recent sale UN = Undisclosed Sale

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