
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
Including suburb and
postcode 204/5 Woodvale Road, Boronia, 3155

Indicative selling price

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

Single price \$419,950

Median sale price

Median price \$585,000

*Unit X

Suburb Boronia

Period - From 01/04/2017 to 31/03/2018

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 |
|------------------------------------|-----------|--------------|
| 1/2 Woodvale Road, Boronia, 3155 | \$425,000 | 10/04/2018 |
| 4/8 Bambury Street, Boronia, 3155 | \$408,000 | 13/02/2018 |
| 306/3 Chandler Road, Boronia, 3155 | \$396,500 | 07/03/2018 |

Property data source: REIV. Generated on 22nd May, 2017.