

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 3/13 Woodmason Road, Boronia, VIC 3155

Indicative selling price

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

Price Range

\$560,000

&

\$605,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Boronia (3155)

Period - From

01/04/2020

to

31/03/2021

Source

Pricerfinder

Comparable property sales

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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
1/18A CATHERINE STREET, BORONIA VIC 3155	\$590,000	01/05/2021
3/15 SPRINGFIELD ROAD, BORONIA VIC 3155	\$557,000	30/04/2021
4/45 NARCISSUS AVENUE, BORONIA VIC 3155	\$575,000	22/04/2021

This Statement of Information was prepared on: 21/05/2021