

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

2/26 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2022

to

31 May 2023

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

1/34 GERTONIA AVENUE BORONIA VIC 3155	\$820,000	29-May-23
4/62 GERTONIA AVENUE BORONIA VIC 3155	\$820,000	12-May-23
1/27-29 GERTONIA AVENUE BORONIA VIC 3155	\$780,500	18-Apr-23

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: 23 June 2023



1/34 GERTONIA AVENUE BORONIA VIC 3155

Sold Price ^{RS} **\$820,000** Sold Date **29-May-23**

 3  2  2

Distance **1.2km**



4/62 GERTONIA AVENUE BORONIA VIC 3155

Sold Price

Sold Date **12-May-23**

 3  2  2

Distance **1.33km**



1/27-29 GERTONIA AVENUE BORONIA VIC 3155

Sold Price

\$780,500 Sold Date **18-Apr-23**

 3  2  2

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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