

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

9/18 Sundew Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$646,250 Property Type Unit Suburb Boronia

Period - From 01/01/2023 to 31/12/2023 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	1b Conway Ct BORONIA 3155	\$588,000	18/01/2024
2	5/14 Woodvale Rd BORONIA 3155	\$575,000	04/12/2023
3	3/203 Boronia Rd BORONIA 3155	\$572,000	21/12/2023

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.~~

This Statement of Information was prepared on:

20/03/2024 18:51



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$560,000 - \$600,000
Median Unit Price
Year ending December 2023: \$646,250

Comparable Properties



1b Conway Ct BORONIA 3155 (VG)

Agent Comments



Price: \$588,000
Method: Sale
Date: 18/01/2024
Property Type: Strata Unit/Townhouse -
Conjoined



5/14 Woodvale Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 04/12/2023
Property Type: Unit



3/203 Boronia Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$572,000
Method: Private Sale
Date: 21/12/2023
Property Type: Townhouse (Single)

Account - Woodards | P: 0390563899