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	4/13 WOODMASON 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Boronia
Period-from	01 Oct 2023	to	30 Sep 2024	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
2/323 DORSET ROAD BORONIA VIC 3155	$600,001	14-Jun-24
2/4 ELSIE STREET BORONIA VIC 3155	$635,000	23-Apr-24
3/9 OWEN STREET BORONIA VIC 3155	$672,000	14-May-24

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: 15 October 2024

Hockingstuart Ringwood
M 98769001
E ringwood@hockingstuart.com



2/323 DORSET ROAD BORONIA VIC 3155

3 1 2

Sold Price **$600,001** Sold Date **14-Jun-24**

Distance **0.2km**



2/4 ELSIE STREET BORONIA VIC 3155

3 1 2

Sold Price **$635,000** Sold Date **23-Apr-24**

Distance **0.56km**



3/9 OWEN STREET BORONIA VIC 3155

3 1 2

Sold Price **$672,000** Sold Date **14-May-24**

Distance **1.4km**

RS = Recent sale **UN** = Undisclosed Sale

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