



# STATEMENT OF INFORMATION

17 BASTIN STREET, BOOLARRA, VIC 3870 PREPARED BY IRENE WALKER, SEJ REAL ESTATE LEONGTHA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 17 BASTIN STREET, BOOLARRA, VIC 3870 🕮 3 🕒 1 🚓 2





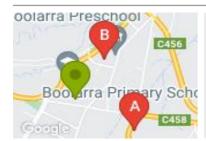
**Indicative Selling Price** 

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

Single Price: \$375,000

Provided by: Irene Walker, SEJ Real Estate Leongtha

### **MEDIAN SALE PRICE**



# **BOOLARRA, VIC, 3870**

**Suburb Median Sale Price (House)** 

\$585,000

01 October 2021 to 30 September 2022

Provided by: **pricefinder** 

# **COMPARABLE PROPERTIES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



11 FOSTER RD, BOOLARRA, VIC 3870







Sale Price

\$350,000

Sale Date: 01/09/2021

Distance from Property: 445m





3 BISHOP ST, BOOLARRA, VIC 3870







**Sale Price** 

\$389,000

Sale Date: 20/12/2021

Distance from Property: 342m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	17 BASTIN STREET BOOLARRA VIC 3870	
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#### Indicative selling price

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Single Price:	\$375,000
Single File.	φ373,000

#### Median sale price

Median price	\$585,000	Property type	House	Suburb	BOOLARRA
Period	01 October 2021 to 30 September 2022		Source	pricefinder	

#### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property		Price	Date of sale
	11 FOSTER RD, BOOLARRA, VIC 3870	\$350,000	01/09/2021
	3 BISHOP ST, BOOLARRA, VIC 3870	\$389,000	20/12/2021

This Statement of Information was prepared on:

15/11/2022

