

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5 Bastin Street, Boolarra Vic 3870

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$328,750

Property Type House

Suburb Boolarra

Period - From 01/10/2018

to 30/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	1 Firmin St YINNAR 3869	\$300,000	28/08/2019
2	58 Baromi Rd BAROMI 3871	\$289,000	18/05/2018
3	52 Baromi Rd BAROMI 3871	\$265,000	19/09/2018

OR

- B*** ~~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.~~

This Statement of Information was prepared on:

24/10/2019 10:19



Property Type:
Agent Comments

Indicative Selling Price
\$289,000
Median House Price
Year ending September 2019: \$328,750

Comparable Properties

1 Firmin St YINNAR 3869 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 28/08/2019
Property Type: House (Res)
Land Size: 1248 sqm approx

58 Baromi Rd BAROMI 3871 (VG)

Agent Comments



Price: \$289,000
Method: Sale
Date: 18/05/2018
Property Type: House (Res)
Land Size: 1012 sqm approx

52 Baromi Rd BAROMI 3871 (VG)

Agent Comments



Price: \$265,000
Method: Sale
Date: 19/09/2018
Property Type: House (Res)
Land Size: 672 sqm approx