

## **STATEMENT OF INFORMATION**

315 WAIRERE ROAD, BOOROLITE, VIC 3723

PREPARED BY KATE MCDOUGALL, DISTRICT PROPERTY GROUP

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**315 WAIRERE ROAD, BOOROLITE, VIC**

 5  2  4

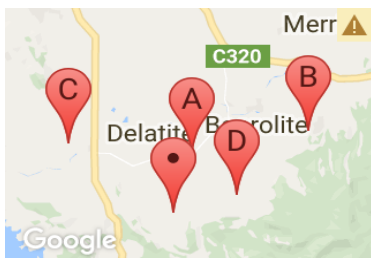
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,250,000 to \$1,375,000**

Provided by: Kate McDougall, District Property Group

## MEDIAN SALE PRICE



**BOOROLITE, VIC, 3723**

**Suburb Median Sale Price (House)**

**\$610,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**580 CHAPEL HILL RD, BOOROLITE, VIC 3723**

 5  3  3

**Sale Price**

**\$1,100,000**

Sale Date: 12/11/2016

Distance from Property: 3.6km



**285 DAVIES RD, MERRIJIG, VIC 3723**

 4  3  4

**Sale Price**

**\$1,950,000**

Sale Date: 03/09/2015

Distance from Property: 8.6km



**201 LENNONS LANE, PIRIES, VIC 3723**

 3  2  3

**Sale Price**

**\$1,310,000**

Sale Date: 06/06/2016

Distance from Property: 6.8km



This report has been compiled on 30/10/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**102 SHANKS LANE, BOOROLITE, VIC 3723**

 **2**  **1**  **-**

Sale Price  
**\$1,150,000**

Sale Date: 09/02/2016

Distance from Property: 3.5km 

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

315 WAIRERE ROAD, BOOROLITE, VIC 3723

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$1,250,000 to \$1,375,000

Median sale price

Median price

\$610,000

House

X

Unit


Suburb

BOOROLITE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
580 CHAPEL HILL RD, BOOROLITE, VIC 3723	\$1,100,000	12/11/2016
285 DAVIES RD, MERRIJIG, VIC 3723	\$1,950,000	03/09/2015
201 LENNONS LANE, PIRIES, VIC 3723	\$1,310,000	06/06/2016
102 SHANKS LANE, BOOROLITE, VIC 3723	\$1,150,000	09/02/2016