

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 and
postcode

23 Antonia Road Boolarra VIC 3870

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$845,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

House

Suburb

Boolarra

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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

80 Brewsters Road Yinnar South VIC 3869	\$760,000	06-Jul-21
905 Boolarra-Mirboo North Road Boolarra VIC 3870	\$755,000	23-Apr-21
5 Coxall Road Jeeralang Junction VIC 3840	\$700,000	19-Apr-21

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.~~

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**80 Brewsters Road Yinnar South
VIC 3869**

 4  2  4

Sold Price **\$760,000** Sold Date **06-Jul-21**

Distance **5.76km**



**905 Boolarra-Mirboo North Road
Boolarra VIC 3870**

 4  3  4

Sold Price **\$755,000** Sold Date **23-Apr-21**

Distance **6.19km**



**5 Coxall Road Jeeralang Junction
VIC 3840**

 5  2  3

Sold Price **\$700,000** Sold Date **19-Apr-21**

Distance **9.91km**

RS = Recent sale UN = Undisclosed Sale

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