## Statement of Information Single residential property located outside the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb or locality and postcode

Address 17 Bastin Street, Boolarra Vic 3870

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |           |  |  |  |  |
|--|-----------|--|--|--|--|
| Single price   | \$252,000 |  |  |  |  |
|  |           |  |  |  |  |

#### Median sale price

| Median price  | \$328,750  | Pro | perty Type Hou | ise | :    | Suburb | Boolarra |
|---------------|------------|-----|----------------|-----|------|--------|----------|
| Period - From | 01/10/2018 | to  | 30/09/2019     | Sou | urce | 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                              | 24 Young St BOOLARRA 3870   | \$250,000 | 25/09/2018   |
| 2                              | 9 Fairmont St BOOLARRA 3870 | \$240,000 | 27/06/2018   |
| 3                              | 4 Bishop St BOOLARRA 3870   | \$235,000 | 29/07/2019   |

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:

13/11/2019 12:15









Property Type: House (Previously Occupied - Detached) Land Size: 824 sqm approx Agent Comments Indicative Selling Price \$252,000 Median House Price Year ending September 2019: \$328,750

# **Comparable Properties**

|                           | 24 Young St BOOLARRA 3870 (REI/VG)<br>3  1  2                                     | Agent Comments |
|---------------------------|---|----------------|
| ACTING                    | <b>Price:</b> \$250,000<br><b>Method:</b> Private Sale<br><b>Date:</b> 25/09/2018 |                |
|                           | Rooms: 4<br>Property Type: House (Res)<br>Land Size: 893 sqm approx               |                |
|                           | 9 Fairmont St BOOLARRA 3870 (REI/VG)  | Agent Comments |
|                           | Price: \$240,000<br>Method: Private Sale  |                |
|                           | Date: 27/06/2018<br>Property Type: House (Res)<br>Land Size: 789 sqm approx       |                |
|                           | 4 Bishop St BOOLARRA 3870 (VG)<br>1 3 🙀 - 🋱 -                                     | Agent Comments |
|                           | Price: \$235,000<br>Method: Sale  |                |
| Contraction of the second | Date: 29/07/2019  |                |

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244

Property Type: House (Res) Land Size: 704 sqm approx



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.