

# 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

17 Bastin Street, Boolarra Vic 3870

### Indicative selling price

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

Single price

\$252,000

### 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	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)**

Agent Comments



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 25/09/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 893 sqm approx



**9 Fairmont St BOOLARRA 3870 (REI/VG)**

Agent Comments



**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 27/06/2018  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx



**4 Bishop St BOOLARRA 3870 (VG)**

Agent Comments



**Price:** \$235,000  
**Method:** Sale  
**Date:** 29/07/2019  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx