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) 3 1 2	Agent Comments
ACTING	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) 1 3 🙀 - 🋱 -	Agent Comments
	Price: \$235,000 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.