

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

125 HIRSTS 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

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,500

Property type

House

Suburb

Boolarra

Period-from

01 Aug 2021

to

31 Jul 2022

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

4 BRIGHTS ROAD BOOLARRA VIC 3870	\$755,000	01-Jun-22
905 BOOLARRA-MIRBOO NORTH ROAD BOOLARRA VIC 3870	\$755,000	23-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.

This Statement of Information was prepared on: 31 August 2022

4 BRIGHTS ROAD BOOLARRA VIC 3870

Sold Price

RS

\$755,000

Sold Date

01-Jun-22



5



2



4

Distance

2.55km



905 BOOLARRA-MIRBOO NORTH ROAD BOOLARRA VIC 3870

Sold Price

\$755,000

Sold Date

23-Apr-21



4



3



4

Distance

4.55km

RS = Recent sale

UN = Undisclosed Sale

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