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

5 COUTTS STREET BOORT VIC 3537

Indicative selling price

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

Single Price	\$380,000	or range between	&	
Median sale price				
(*Delete house or unit as app	licable)			

Median Price	\$261,250	Prop	erty type		House	Suburb	Boort
Period-from	01 Sep 2022	to	31 Aug 2	2023	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
2 BERTOLI COURT BOORT VIC 3537	\$405,000	08-Apr-22
15 JUBILEE STREET BOORT VIC 3537	\$410,000	17-Jun-22
14 RING ROAD BOORT VIC 3537	\$465,000	17-Feb-23

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: 27 September 2023



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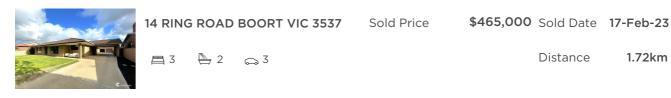
E graeme@ghrealestate.com.au



-	2 BERTOLI COURT BOORT VIC 3537			Sold Price	\$405,000	Sold Date	08-Apr-22
SRIN CENTRAL	昌 4	2	ç . 2			Distance	0.9km



	15 JUBI 3537	ILEE STR	REET BOORT VIC	Sold Price	\$410,000	Sold Date	17-Jun-22
Contract	📇 3 🗎 2 👝 3					Distance	1.17km



RS = Recent sale UN = Undisclosed Sale

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