## 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

240 FOSTER ROAD BOOLARRA SOUTH 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	\$789,000	<del>or range</del> <del>between</del>		&	
--------------	-----------	-------------------------------------------	--	---	--

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

#### 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
40 TODDS ROAD BOOLARRA VIC 3870	\$745,000	04-Apr-25
55 PIONEER ROAD BOOLARRA VIC 3870	\$780,000	26-Aug-25
1050 BOOLARRA-MIRBOO NORTH ROAD BOOLARRA VIC 3870	\$800,000	29-Mar-25

#### 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: 10 November 2025





P 5174 7777

M 0456 588 078

E tysonj@keithwilliams.com.au



40 TODDS ROAD BOOLARRA VIC Sold Price 3870

\$745,000 Sold Date 04-Apr-25

□ 3

Distance 5.15km



55 PIONEER ROAD BOOLARRA VIC Sold Price 3870

\*\*\$780,000 UN Sold Date 26-Aug-25

Distance 2.48km



1050 BOOLARRA-MIRBOO NORTH Sold Price **ROAD BOOLARRA VIC 3870** 

**\$800,000** Sold Date **29-Mar-25** 

**=** 3

四 4

₾ 2

₾ 2

**⇔** -

\$ 2

Distance 3.41km

**RS** = Recent sale

UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.