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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Address Lot 7 Young Street Boolarra 3870 Including suburb or locality and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price *350,000 or range between * * * * * * * Median sale price Median price *unknown Property Type Land Suburb or Locality Boolarra Period - From 01/12/2024 to 30/11/2025 Source REA 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.			/ .g c//.c	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price \$*350,000	Property offered for sa	le				
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price *350,000	Address Lot	7 Young Street Boolarra 3870				
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price \$\frac{*\frac{*\frac{350,000}}{4\frac{1}{2024}}}{\frac{100}{200}} \text{or range between } \frac{5\frac{100}{200}}{\frac{100}{200}} \text{Suburb or Locality Boolarra} \text{Boolarra} \text{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						
Single price \$*350,000 or range between \$*	Indicative selling price					
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Median price \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Median sale price					
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	Median price \$unknown	Property Type Land			Boolarra	
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the	Period - From 01/12/2024	to 30/11/2025	Source R	REA		
estate agent or agent's representative considers to be most comparable to the property for sale.	A* These are the three pro	operties sold within five kilometres	s of the proper	rty for sale i		
	_estate agent or agent's	representative considers to be mo	ost comparab	le to the pro	operty for sa	ıle.
Address of comparable property Price Date of sale	Address of comparable pro	perty		Price	I	Date of sale
1 \$	1			\$		
2 \$	2			\$		
3 \$	3			\$		

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: 02/12/2025

reaforms.com.au Young Street SOI