

# 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 or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

### 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.

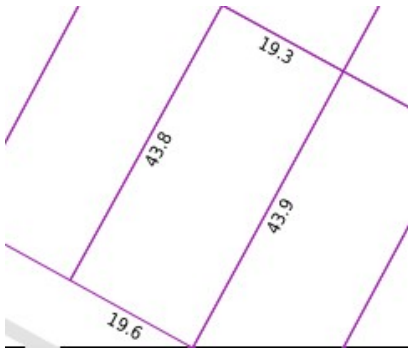
	Address of comparable property	Price	Date of sale
1	24 Young St BOOLARRA 3870	\$250,000	25/09/2018
2	9 Fairmont St BOOLARRA 3870	\$240,000	27/06/2018
3	42 Young St BOOLARRA 3870	\$220,000	22/06/2018

**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:

Chris Davis  
03 5133 7777  
0418 594 460  
chrisd@kwproperty.com.au



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 792 sqm approx

Agent Comments

**Indicative Selling Price**

\$240,000

**Median House Price**

17/09/2018 - 16/09/2019: \$270,000

## Comparable Properties



**24 Young St BOOLARRA 3870 (REI/VG)**

Agent Comments



**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

**42 Young St BOOLARRA 3870 (VG)**

Agent Comments



**Price:** \$220,000

**Method:** Sale

**Date:** 22/06/2018

**Property Type:** House (Res)

**Land Size:** 781 sqm approx