

**Gillies & Co Real Estate Pty Ltd**

ABN: 85 613 103 263 Officer in Effective Control - Margaret Gillies

**69 Wellington Street, Kerang, Vic, 3579**

*Property – The building blocks to your wealth and security*

Phone: 03 5452 2766

Fax: 03 5452 2799

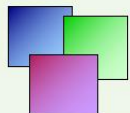
Mob: 0419 889 141

Email: [reception@gilliesandco.com.au](mailto:reception@gilliesandco.com.au)

# STATEMENT OF INFORMATION

42 BERTOLI STREET, BOORT, VIC 3537

PREPARED BY GILLIES & CO REAL ESTATE PTY LTD



# Gillies & Co Real Estate Pty Ltd

ABN: 85 613 103 263 Officer in Effective Control - Margaret Gillies  
69 Wellington Street, Kerang, Vic, 3579

Property - The building blocks to your wealth and security

Phone: 03 5452 2766

Fax: 03 5452 2799

Mob: 0419 889 141

Email: reception@gilliesandco.com.au

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42 BERTOLI STREET, BOORT, VIC 3537**

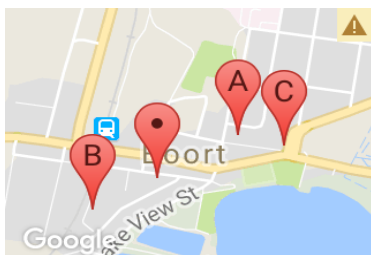
3 1 2

### Indicative Selling Price

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

Price Range: **\$160,000 to \$170,000**

## MEDIAN SALE PRICE



**BOORT, VIC, 3537**

Suburb Median Sale Price (House)

**\$211,500**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**21 KING ST, BOORT, VIC 3537**

4 1 2

Sale Price

**\$196,500**

Sale Date: 23/02/2017

Distance from Property: 310m



**9 RAILWAY CRES, BOORT, VIC 3537**

3 1 1

Sale Price

**\*\$150,000**

Sale Date: 03/08/2017

Distance from Property: 244m



**37 KING ST, BOORT, VIC 3537**

4 2 1

Sale Price

**\*\$170,000**

Sale Date: 04/09/2017

Distance from Property: 439m



This report has been compiled on 10/10/2017 by Gillies & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the 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 information contained in this report 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.

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

42 BERTOLI STREET, BOORT, VIC 3537

### Indicative selling price

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

Price Range: \$160,000 to \$170,000

### Median sale price

Median price

\$211,500

House

Unit

Suburb

BOORT

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### Comparable property sales

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
21 KING ST, BOORT, VIC 3537	\$196,500	23/02/2017
9 RAILWAY CRES, BOORT, VIC 3537	*\$150,000	03/08/2017
37 KING ST, BOORT, VIC 3537	*\$170,000	04/09/2017