

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

47 LOVICK LANE MERRIJIG VIC 3723

Indicative selling price

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

Single Price

or range
between

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,500

Property type

House

Suburb

Merrijig

Period-from

01 Jun 2021

to

31 May 2022

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

75 KILLARNEY LANE BOOROLITE VIC 3723	\$1,500,000	29-Sep-21
156 KILLARNEY LANE BOOROLITE VIC 3723	\$1,756,100	20-Sep-21
927 CHAPEL HILL ROAD BOOROLITE VIC 3723	\$2,925,000	29-Aug-21

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: 11 June 2022



**75 KILLARNEY LANE BOOROLITE
VIC 3723**

 5  4  5

Sold Price **\$1,500,000** Sold Date **29-Sep-21**

Distance **4.24km**

Notes from your agent

Dated house on much smaller block.



**156 KILLARNEY LANE BOOROLITE
VIC 3723**

 3  2  -

Sold Price **\$1,756,100** Sold Date **20-Sep-21**

Distance **3.54km**

Notes from your agent

Delatite River frontage.



**927 CHAPEL HILL ROAD
BOOROLITE VIC 3723**

 4  2  2

Sold Price **\$2,925,000** Sold Date **29-Aug-21**

Distance **4.58km**

Notes from your agent

Delatite River frontage but current house (cedar ranch style) looks straight out to houses on the other side of the river. Buyer planning to spend the same amount again on building a new house in a more private location.

RS = Recent sale UN = Undisclosed Sale

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