

## 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	16 Penaluna Street, Boolarra Vic 3870
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#### Indicative selling price

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

Range between	\$198,000	&	\$217,800
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#### Median sale price\*

Median price		House		Unit		Suburb or locality	Boolarra
Period - From		to		Source			

#### Comparable property sales (\*Delete A or B below as applicable)

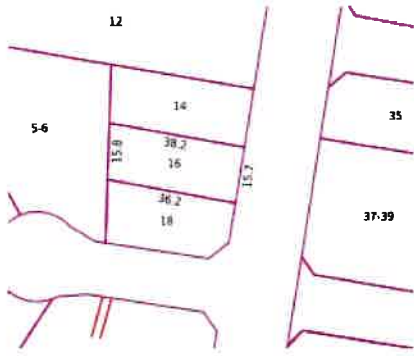
**A\*** ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
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 eighteen months.

\* 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.



3 1 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 582 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$198,000 - \$217,800  
**No median price available**

## Comparable Properties

30 Inglis Av MIRBOO NORTH 3871 (VG)

**Agent Comments**

3 - -

**Price:** \$215,000  
**Method:** Sale  
**Date:** 01/04/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 619 sqm approx



1 George St YINNAR 3869 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$206,000  
**Method:** Private Sale  
**Date:** 20/03/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx

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 eighteen months.