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

5 Bastin Street, Boolarra Vic 3870

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$289,000

Median sale price

Median price	\$328,750	Pro	perty Type Hou	lse	Suburb	Boolarra
Period - From	01/10/2018	to	30/09/2019	Sourc	eREIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	1 Firmin St YINNAR 3869	\$300,000	28/08/2019
2	58 Baromi Rd BAROMI 3871	\$289,000	18/05/2018
3	52 Baromi Rd BAROMI 3871	\$265,000	19/09/2018

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:

24/10/2019 10:19









Property Type: Agent Comments Indicative Selling Price \$289,000 Median House Price Year ending September 2019: \$328,750

Comparable Properties

1 Firmin St YINNAR 3869 (VG) 1	Agent Comments		
Price: \$300,000			
Method: Sale			
Date: 28/08/2019			
Property Type: House (Res)			
Land Size: 1248 sqm approx			
58 Baromi Rd BAROMI 3871 (VG)	Agent Comments		
	Agent Comments		
Price: \$289,000			
Method: Sale			
Date: 18/05/2018			
Property Type: House (Res)			
Land Size: 1012 sqm approx			
52 Baromi Rd BAROMI 3871 (VG)	Agent Comments		
	Agent Comments		
1 2 1 - 1			
Price: \$265,000			
Method: Sale			
Date: 19/09/2018			
Property Type: House (Res)			
Land Size: 672 sqm approx			

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.