

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

32 Duke Street Boolarra VIC 3870

Indicative selling price

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

Single Price

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$245,000

Property type

House

Suburb

Boolarra

Period-from

01 Oct 2018

to

30 Sep 2019

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

21 Bastin Street Boolarra VIC 3870	\$365,000	10-Oct-17
163 Bunderra Drive Boolarra VIC 3870	\$390,000	17-May-17

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.

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Strzelecki Realty

Aaron Megaw

P 03 5633 2858

M 0488 927 133

E aaron@strzeleckirealty.com.au



21 Bastin Street Boolarra VIC 3870

Sold Price

\$365,000

Sold Date

10-Oct-17



3



2



2

Distance

0.56km



163 Bunderra Drive Boolarra VIC 3870

Sold Price

\$390,000

Sold Date

17-May-17



4



3



5

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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