



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**38 Penaluna Street,
BOOLARRA 3870**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$315,000

Median sale price

Median **Residential** for **BOOLARRA** for period **Oct 2019 - Oct 2019**

Sourced from **realestate.com**.

\$415,000

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 the most comparable to the property for sale.

46 Duke Street,
Boolarra 3870

Price **\$327,500** Sold 11
October 2019

15 Kenwood Street,
Boolarra 3870

Price **\$292,500** Sold 14
August 2018

49-51 Limonite Road,
Boolarra 3870

Price **\$280,000** Sold 29 June
2018

This Statement of Information was prepared on 3rd Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from **realestate.com**.

Residential

3 beds

1 baths

2 parking

Stockdale & Leggo Mirboo North

96 Ridgway,
Mirboo North VIC 3871

Contact agents



Emma Evans
Stockdale & Leggo

5668 1300
0437 911 676
emma.evans@stockdaleleggo.com.au