

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

423 White Gum Road, Barkers Creek Vic 3451

Indicative selling price

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

Range between

\$640,000

&

\$675,000

Median sale price*

Median price

Property Type

Suburb

Barkers Creek

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 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
1	171 Blackjack Rd HARCOURT 3453	\$730,000	06/06/2024
2	79 Ottreys Scrub Rd WALMER 3463	\$760,000	21/07/2023
3	77 Douglas La HARCOURT 3453	\$766,000	06/05/2023

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:

10/09/2024 16:54

* 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.



 2
  1
  3

Property Type: House
Land Size: 24364 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$675,000
 No median price available

Comparable Properties



171 Blackjack Rd HARCOURT 3453 (REI)

Agent Comments

 3
  1
  2

Price: \$730,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 32577.22 sqm approx



79 Ottreys Scrub Rd WALMER 3463 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$760,000
Method: Private Sale
Date: 21/07/2023
Property Type: House
Land Size: 161874.40 sqm approx



77 Douglas La HARCOURT 3453 (REI/VG)

Agent Comments

 3
  1
  3

Price: \$766,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 39795 sqm approx