

### 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 andpostcode

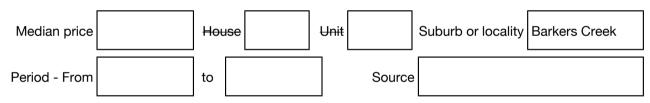
282 Blakeley Road, Barkers Creek Vic 3451

#### Indicative selling price

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

Single price \$550,000

#### Median sale price\*



#### 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	24 Fenton Av CAMPBELLS CREEK 3451	\$545,000	06/09/2018
2	47 Ross Rd MUCKLEFORD 3451	\$545,000	01/12/2017
3	46 Dinah Rd CHEWTON 3451	\$520,000	07/06/2018

#### 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 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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

Generated: 16/10/2018 13:40





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.







Rooms: 5 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20000 sqm approx Agent Comments Indicative Selling Price \$550,000 No median price available

## **Comparable Properties**

24 Fenton Av CAMPBELLS CREEK 3451 (REI) 3 1 2 2 Price: \$545,000 Method: Private Sale Date: 06/09/2018 Rooms: 4 Property Type: House Land Size: 2800 sqm approx	Agent Comments
47 Ross Rd MUCKLEFORD 3451 (REI/VG) 47 Ross Rd MUCKLEFORD 3451 (REI/VG) 4 Price: \$545,000 Method: Private Sale Date: 01/12/2017 Rooms: 5 Property Type: House Land Size: 4046 sqm approx	Agent Comments
46 Dinah Rd CHEWTON 3451 (REI/VG) 3 2 1 Price: \$520,000 Method: Private Sale Date: 07/06/2018 Rooms: - Property Type: House Land Size: 3722 sqm approx	Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

Generated: 16/10/2018 13:40

♦ REIV



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.