

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

32 Barkly Street, Bakery Hill Vic 3350

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$370,000 Property Type House Suburb Bakery Hill

Period - From 27/02/2019 to 26/02/2020 Source REIV

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	23 Rowe St BLACK HILL 3350	\$380,000	30/01/2020
2	333 Barkly St GOLDEN POINT 3350	\$380,000	25/09/2019
3	42 Princes St.N BALLARAT EAST 3350	\$360,000	17/01/2020

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:

27/02/2020 13:37



3 1 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median House Price

27/02/2019 - 26/02/2020: \$370,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



23 Rowe St BLACK HILL 3350 (REI)

Agent Comments

3 1 -

Price: \$380,000

Method: Private Sale

Date: 30/01/2020

Property Type: House (Res)

Land Size: 528 sqm approx



333 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 1 -

Price: \$380,000

Method: Private Sale

Date: 25/09/2019

Rooms: 4

Property Type: House (Res)

Land Size: 584 sqm approx



42 Princes St.N BALLARAT EAST 3350 (REI)

Agent Comments

3 1 2

Price: \$360,000

Method: Private Sale

Date: 17/01/2020

Rooms: 4

Property Type: House (Res)

Land Size: 547 sqm approx