## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$350,000		&		\$385,000			
Median sale pi	rice							
Median price	\$370,000	Pro	operty Type	Hou	se		Suburb	Bakery Hill
Period - From	27/02/2019	to	26/02/2020		So	urce	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.

Add	dress 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









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)



Price: \$380,000 Method: Private Sale Date: 30/01/2020 Property Type: House (Res) Land Size: 528 sqm approx Agent Comments

Agent Comments



Price: \$380,000 Method: Private Sale Date: 25/09/2019



3

**-** 3



**6** 2

333 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$360,000 Method: Private Sale Date: 17/01/2020 Rooms: 4 Property Type: House (Res) Land Size: 547 sqm approx

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propertydata

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.