

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 8867 Midland Highway, Barkers Creek Vic 3451
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,485,000

Median sale price

Median price \$689,500

Property Type House

Suburb Barkers Creek

Period - From 09/12/2023

to 08/12/2024

Source Property Data

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	22 Douglas La HARCOURT 3453	\$1,250,000	06/08/2024
2	145 Leversha Rd HARCOURT 3453	\$1,375,000	13/11/2023
3	80 Blakeley Rd CASTLEMAINE 3450	\$1,500,000	02/09/2023

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:

09/12/2024 16:32



3 2 2

Rooms: 6
Property Type: House
Land Size: 18211 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,485,000
Median House Price
 09/12/2023 - 08/12/2024: \$689,500

Comparable Properties



22 Douglas La HARCOURT 3453 (REI)

Agent Comments

4 2 3

Price: \$1,250,000
Method: Private Sale
Date: 06/08/2024
Property Type: House
Land Size: 40468.60 sqm approx



145 Leversha Rd HARCOURT 3453 (VG)

Agent Comments

- - -

Price: \$1,375,000
Method: Sale
Date: 13/11/2023
Property Type: Mixed Farming (Rur)
Land Size: 230500 sqm approx



80 Blakeley Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

6 3 6

Price: \$1,500,000
Method: Private Sale
Date: 02/09/2023
Property Type: House
Land Size: 7487 sqm approx

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