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	40 Burtons Lane, Barongarook Vic 3249

Indicative selling price

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

Range between $1,350,000 & $1,485,000

Median sale price*

Median price | Property Type | Suburb Barongarook

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	45 Kawarren East Rd KAWARREN 3249	$1,350,000	14/09/2021
2	375 Frys Rd KAWARREN 3249	$1,100,000	16/12/2021
3	1160 Irrewillipe Rd BARONGAROOK WEST 3249	$860,000	23/12/2021

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: 08/04/2022 17:53

* 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.

40 Burtons Lane, Barongarook Vic 3249



4 -

Property Type: House (Previously Occupied - Detached)
Land Size: 3000 approx sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
No median price available

Comparable Properties

45 Kawarren East Rd KAWARREN 3249 (VG)

3 - -

Price: $1,350,000
Method: Sale
Date: 14/09/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 61800 sqm approx

Agent Comments



375 Frys Rd KAWARREN 3249 (REI/VG)

3 2 -

Price: $1,100,000
Method: Private Sale
Date: 16/12/2021
Property Type: Hobby Farm/Farmlet 20 ha+ (Rur)
Land Size: 10117.15 sqm approx

Agent Comments



1160 Irrewillipe Rd BARONGAROOK WEST 3249 (VG)

4 - -

Price: $860,000
Method: Sale
Date: 23/12/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 33500 sqm approx

Agent Comments

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.