

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

104 Barkly Street, Bakery Hill, VIC 3350

### Indicative selling price

\$ 280,000 - \$305,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 372,902

House

\*Delete house or unit as applicable

Suburb  
BAKERY HILL

Period  
26/10/2018 - 24/04/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



413 ERRARD STREET  
BALLARAT CENTRAL

2 1 1

Normal Sale \$317,000  
Date Sold 01/12/2018  
Land 632 sqm



99 CLAYTON STREET  
GOLDEN POINT

2 1 2

Normal Sale \$280,000  
Date Sold 08/02/2019  
Land 211 sqm



803 LAURIE STREET  
MOUNT PLEASANT

2 2 1

Normal Sale \$312,000  
Date Sold 15/11/2018  
Land 328 sqm