

# STATEMENT OF INFORMATION

64 BAROMI ROAD, BAROMI, VIC 3871
PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 64 BAROMI ROAD, BAROMI, VIC 3871







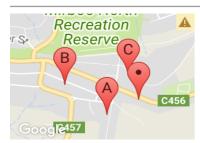
**Indicative Selling Price** 

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

Single Price: \$265,000

Provided by: Alan Steenholdt, Alex Scott Leongatha

#### **MEDIAN SALE PRICE**



# BAROMI, VIC, 3871

**Suburb Median Sale Price (House)** 

\$415,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



24 MURRAY ST, MIRBOO NORTH, VIC 3871







Sale Price

# **Price Withheld**

Sale Date: 02/10/2017

Distance from Property: 231m





12 PEACOCK ST, MIRBOO NORTH, VIC 3871







Sale Price

\$258,000

Sale Date: 23/06/2017

Distance from Property: 489m





4 RAILWAY RD, BAROMI, VIC 3871







**Sale Price** 

\$245,000

Sale Date: 21/07/2017

Distance from Property: 178m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode	64 BAROMI ROAD, BAROMI, VIC 3871
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# Indicative selling price

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

Single Price:	\$265,000

### Median sale price

Median price	\$415,000	House	X	Unit	Suburb	BAROMI
Period	01 January 2017 to 31 December 2017		Source	p	ricefinder	

## Comparable property sales

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
24 MURRAY ST, MIRBOO NORTH, VIC 3871	Price Withheld	02/10/2017
12 PEACOCK ST, MIRBOO NORTH, VIC 3871	\$258,000	23/06/2017
4 RAILWAY RD, BAROMI, VIC 3871	\$245,000	21/07/2017