



# 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**

3 1 1

### Indicative Selling Price

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

3 1 2

Sale Price

**Price Withheld**

Sale Date: 02/10/2017

Distance from Property: 231m



**12 PEACOCK ST, MIRBOO NORTH, VIC 3871**

3 1 2

Sale Price

**\$258,000**

Sale Date: 23/06/2017

Distance from Property: 489m



**4 RAILWAY RD, BAROMI, VIC 3871**

2 1 2

Sale Price

**\$245,000**

Sale Date: 21/07/2017

Distance from Property: 178m



This report has been compiled on 04/01/2018 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

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



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