

# 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

28 Barkly Street, Bakery Hill Vic 3350

### Indicative selling price

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

Range between

\$495,000

&

\$525,000

### Median sale price

Median price

\$475,000

Property Type

House

Suburb

Bakery Hill

Period - From

14/03/2023

to

13/03/2024

Source

REIV

### 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	34 Dyte Pde BALLARAT EAST 3350	\$525,000	12/07/2023
2	4 Nunn St BALLARAT EAST 3350	\$520,000	03/02/2023
3	14 Peake St GOLDEN POINT 3350	\$505,000	03/01/2024

**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:

14/03/2024 10:52



3 1 1

**Property Type:** House  
**Land Size:** 290 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$525,000  
**Median House Price**  
14/03/2023 - 13/03/2024: \$475,000

## Comparable Properties



**34 Dyte Pde BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 12/07/2023  
**Property Type:** House  
**Land Size:** 358 sqm approx



**4 Nunn St BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 03/02/2023  
**Property Type:** House  
**Land Size:** 948 sqm approx



**14 Peake St GOLDEN POINT 3350 (REI)**

**Agent Comments**

3 1 1

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 03/01/2024  
**Property Type:** House  
**Land Size:** 502 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300