

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

24 Carrs Road, Barkers Creek Vic 3451

Indicative selling price

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

Single price

\$695,000

Median sale price*

Median price

Property Type

Suburb

Barkers Creek

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 eighteen 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	99 Odgers Rd BARKERS CREEK 3451	\$770,000	12/07/2018
2	143 Colles Rd MOONLIGHT FLAT 3450	\$615,000	26/06/2018
3			

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 eighteen months.~~

This Statement of Information was prepared on:

11/12/2019 13:30

* 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.



 2  1  4

Property Type: House

Land Size: 20000 sqm approx

Agent Comments

Plus studio

Comparable Properties



99 Odgers Rd BARKERS CREEK 3451
(REI/VG)

Agent Comments

 4  2  2

Price: \$770,000

Method: Private Sale

Date: 12/07/2018

Property Type: House

Land Size: 26304.59 sqm approx



143 Colles Rd MOONLIGHT FLAT 3450
(REI/VG)

Agent Comments

 4  2  2

Price: \$615,000

Method: Private Sale

Date: 26/06/2018

Property Type: House

Land Size: 1416 sqm approx

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 eighteen months.