

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

229 Blakeley Road, Barkers Creek Vic 3451

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$890,375

Property Type

House

Suburb

Barkers Creek

Period - From

25/07/2022

to

24/07/2023

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	36 Hillview Rd BARKERS CREEK 3451	\$845,000	23/06/2023
2	2999 Harmony Way FARADAY 3451	\$780,000	22/08/2022
3	8904 Midland Hwy HARCOURT 3453	\$755,000	05/06/2023

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:

25/07/2023 16:03



3 1 2

Property Type: Mixed
Farming/Grazing (without structural improvements)

Land Size: 28328 sqm approx

Agent Comments

Indicative Selling Price

\$795,000

Median House Price

25/07/2022 - 24/07/2023: \$890,375

Comparable Properties



36 Hillview Rd BARKERS CREEK 3451 (REI)

Agent Comments

3 1 2

Price: \$845,000

Method: Private Sale

Date: 23/06/2023

Property Type: House

Land Size: 41097 sqm approx



2999 Harmony Way FARADAY 3451 (REI/VG)

Agent Comments

3 1 -

Price: \$780,000

Method: Private Sale

Date: 22/08/2022

Property Type: House

Land Size: 39995 sqm approx



8904 Midland Hwy HARCOURT 3453 (REI/VG)

Agent Comments

4 1 4

Price: \$755,000

Method: Private Sale

Date: 05/06/2023

Property Type: House

Land Size: 7333 sqm approx