

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 or
locality and postcode

8845 MIDLAND HIGHWAY, BARKERS CREEK VIC 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range
between

\$*375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$450,000

*House

x

*Unit

Suburb
or locality

CASTLEMAINE

Period - From

01/07/16

to

30/06/17

Source

REALESTATE.COM.AU

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
8904 MIDLAND HWY, BARKERS CREEK	\$395,000	27/09/16
243 WHITEGUM ROAD, BARKERS CREEK	\$365,000	04/01/17
54 SPECIMEN GULLY ROAD, BARKERS CREEK	\$370,000	16/02/17

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.