

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

36 Hillview Road, Barkers Creek Vic 3451

Indicative selling price

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

Single price

\$865,000

Median sale price

Median price

\$1,016,875

Property Type

House

Suburb

Barkers Creek

Period - From

24/05/2022

to

23/05/2023

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	3730 Harmony Way HARCOURT 3453	\$800,000	03/08/2022
2	77 Douglas La HARCOURT 3453	\$766,000	06/05/2023
3	27 Mennens La HARCOURT NORTH 3453	\$760,000	03/03/2023

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:

24/05/2023 09:49



 3  1  2

Property Type: House
Land Size: 40400 sqm approx
Agent Comments

Indicative Selling Price
\$865,000

Median House Price
24/05/2022 - 23/05/2023: \$1,016,875

Comparable Properties



3730 Harmony Way HARCOURT 3453 (REI/VG) **Agent Comments**

 -  -  8

Price: \$800,000
Method: Private Sale
Date: 03/08/2022
Property Type: Rural (All Types)
Land Size: 47914.82 sqm approx



77 Douglas La HARCOURT 3453 (REI)

Agent Comments

 3  1  3

Price: \$766,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 39795 sqm approx



27 Mennens La HARCOURT NORTH 3453 (REI) **Agent Comments**

 5  2  2

Price: \$760,000
Method: Private Sale
Date: 03/03/2023
Property Type: House
Land Size: 27400 sqm approx