

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

64 Congdon Road, Barkers Creek Vic 3451

Indicative selling price

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

Single price \$950,000

Median sale price*

Median price House Unit Suburb or locality
 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	95 Odgers Rd BARKERS CREEK 3451	\$975,000	16/08/2018
2	56 Odgers Rd CASTLEMAINE 3450	\$954,000	09/05/2018
3	91 Odgers Rd BARKERS CREEK 3451	\$890,000	30/10/2017

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.~~

* 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.



4 2 3

Rooms:

Property Type: House

Land Size: 41360 sqm approx

Agent Comments

Two houses on site, main house 3 bedroom, 2 living, 1 bathroom plus study. Second house, privately situated, 1 bedroom, 1 bathroom, spacious kitchen, living.

Indicative Selling Price

\$950,000

No median price available

Comparable Properties



95 Odgers Rd BARKERS CREEK 3451 (REI)

Agent Comments

5 2 2

Price: \$975,000

Method: Private Sale

Date: 16/08/2018

Rooms: 7

Property Type: House

Land Size: 4046 sqm approx



56 Odgers Rd CASTLEMAINE 3450 (REI)

Agent Comments

5 2 4

Price: \$954,000

Method: Private Sale

Date: 09/05/2018

Rooms: 7

Property Type: House

Land Size: 4046 sqm approx



91 Odgers Rd BARKERS CREEK 3451 (VG)

Agent Comments

4 - -

Price: \$890,000

Method: Sale

Date: 30/10/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 26300 sqm approx