

# 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

89 Riellys Road, Barkers Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$349,000

### 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	221 Colles Rd MOONLIGHT FLAT 3450	\$320,000	14/12/2018
2	5 Barker St HARCOURT 3453	\$300,000	03/09/2019
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:

22/10/2019 11:53

\* 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.



**Rooms:** 5

**Property Type:** House

**Land Size:** 4509 sqm approx

Agent Comments

## Comparable Properties



**221 Colles Rd MOONLIGHT FLAT 3450 (VG)**

Agent Comments



**Price:** \$320,000

**Method:** Sale

**Date:** 14/12/2018

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 5398 sqm approx



**5 Barker St HARCOURT 3453 (REI)**

Agent Comments



**Price:** \$300,000

**Method:** Private Sale

**Date:** 03/09/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 1500 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.