

# 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

557 White Gum 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 \$495,000

### Median sale price

Median price \$937,875

Property Type House

Suburb Barkers Creek

Period - From 09/01/2022

to 08/01/2023

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 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                              | 68 White Gum Rd BARKERS CREEK 3451 | \$495,000 | 16/03/2022   |
| 2                              |                                    |           |              |
| 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:

09/01/2023 16:07



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$495,000

**Median House Price**  
09/01/2022 - 08/01/2023: \$937,875

## Comparable Properties



**68 White Gum Rd BARKERS CREEK 3451**  
**(REI/VG)**

**Agent Comments**



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 16/03/2022  
**Property Type:** House  
**Land Size:** 1878 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.