

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 and
postcode

44 BARKLY STREET DUNOLLY VIC 3472

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

\$315,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Dunolly

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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

38 THOMPSON STREET DUNOLLY VIC 3472	\$320,000	01-Mar-23
70 INKERMAN STREET DUNOLLY VIC 3472	\$350,000	13-Jun-23
200 BROADWAY DUNOLLY VIC 3472	\$345,000	17-Aug-22

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: 09 January 2024



**38 THOMPSON STREET DUNOLLY
VIC 3472**

 3  1  3

Sold Price

\$320,000

Sold Date

01-Mar-23

Distance

0.42km



**70 INKERMAN STREET DUNOLLY
VIC 3472**

 3  1  -

Sold Price

\$350,000

Sold Date

13-Jun-23

Distance

0.51km



**200 BROADWAY DUNOLLY VIC
3472**

 3  1  -

Sold Price

\$345,000

Sold Date

17-Aug-22

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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