

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 473 White Gum Road, Barkers Creek Vic 3451
Including suburb or locality and postcode

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$940,000 Property Type House Suburb Barkers Creek

Period - From 01/10/2020 to 30/09/2021 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	85 White Gum Rd BARKERS CREEK 3451	\$1,250,000	16/10/2020
2	31 Gaaschs Rd HARCOURT 3453	\$1,125,000	21/10/2020
3	36 Harmony Way HARCOURT 3453	\$935,000	23/08/2021

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: 01/10/2021 15:19



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median House Price
01/10/2020 - 30/09/2021: \$940,000

Comparable Properties



85 White Gum Rd BARKERS CREEK 3451 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 16/10/2020
Property Type: House
Land Size: 16000 sqm approx

31 Gaaschs Rd HARCOURT 3453 (VG)

Agent Comments



Price: \$1,125,000
Method: Sale
Date: 21/10/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 80000 sqm approx



36 Harmony Way HARCOURT 3453 (REI)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 23/08/2021
Property Type: House
Land Size: 12500 sqm approx