

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 36 Hillview Road, Barkers Creek Vic 3451

Indicative selling price

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

Range between \$748,000 & \$770,000

Median sale price*

Median price \$785,000 Property Type House Suburb Barkers Creek

Period - From 24/03/2020 to 22/03/2021 Source PDOL

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	140 Gaaschs Rd HARCOURT 3453	\$850,000	05/12/2019
2	22 Griffiths La BARKERS CREEK 3451	\$785,000	10/02/2020
3	44 Hillview Rd BARKERS CREEK 3451	\$625,000	07/12/2020

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.~~

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* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type: Market Garden/Horticulture (Rur)
Land Size: 40000 sqm approx
 Agent Comments

Indicative Selling Price
 \$748,000 - \$770,000
Median House Price *
 24/03/2020 - 22/03/2021: \$785,000
 * Agent calculated median based on 3 sales

Comparable Properties

140 Gaaschs Rd HARCOURT 3453 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 05/12/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 119004 sqm approx



22 Griffiths La BARKERS CREEK 3451 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 10/02/2020
Property Type: House
Land Size: 20200 sqm approx



44 Hillview Rd BARKERS CREEK 3451 (VG)

Agent Comments



Price: \$625,000
Method: Sale
Date: 07/12/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 310000 sqm approx