

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

1628 Baringhup-eddington Road, Baringhup Vic 3463

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$392,500

Property Type House

Suburb Baringhup

Period - From 26/09/2018

to 25/09/2019

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	28 Burke St BARINGHUP 3463	\$365,000	15/09/2018
2	31 Burke St BARINGHUP 3463	\$322,000	22/08/2018
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:

26/09/2019 09:19



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 6000 sqm approx

Agent Comments

Comparable Properties



28 Burke St BARINGHUP 3463 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 15/09/2018

Rooms: 5

Property Type: House

Land Size: 4046 sqm approx



31 Burke St BARINGHUP 3463 (REI/VG)

Agent Comments



Price: \$322,000

Method: Private Sale

Date: 22/08/2018

Rooms: 4

Property Type: House

Land Size: 2000 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.