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	68 White Gum Road, Barkers Creek Vic 3451

Indicative selling price

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

Single price $495,000

Median sale price

Median price $871,500 Property Type House Suburb Barkers Creek

Period - From 25/01/2021 to 24/01/2022 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	53 Coolstore Rd HARCOURT 3453	$510,000	03/05/2021
2	24 Carol St CASTLEMAINE 3450	$480,000	23/04/2021
3	32 Buckley St HARCOURT 3453	$460,000	28/09/2020

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.~~

This Statement of Information was prepared on: 25/01/2022 14:51

68 White Gum Road, Barkers Creek Vic 3451



4

Property Type: House
Land Size: 1878 sqm approx

Agent Comments

Indicative Selling Price
$495,000
Median House Price
25/01/2021 - 24/01/2022: $871,500

Comparable Properties



53 Coolstore Rd HARCOURT 3453 (VG)

5 - -

Price: $510,000
Method: Sale
Date: 03/05/2021
Property Type: House (Res)
Land Size: 1444 sqm approx

Agent Comments



24 Carol St CASTLEMAINE 3450 (REI/VG)

3 1 2

Price: $480,000
Method: Private Sale
Date: 23/04/2021
Property Type: House
Land Size: 691 sqm approx

Agent Comments



32 Buckley St HARCOURT 3453 (REI/VG)

3 2 1

Price: $460,000
Method: Private Sale
Date: 28/09/2020
Rooms: 5
Property Type: House
Land Size: 2030 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.