

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

21 Thurgoods Lane, Barrys Reef Vic 3458

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price*

Median price

Property Type

Suburb

Barrys Reef

Period - From

to

Source

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	21 Johnsons Rd BARRYS REEF 3458	\$685,000	17/03/2023
2	17 Cummings La BARRYS REEF 3458	\$675,000	15/02/2023
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:

04/12/2023 12:10

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

21 Thurgoods Lane, Barrys Reef Vic 3458



Property Type: Rural
Land Size: 2 titles 4.5 acres and .5 acres sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
No median price available

Comparable Properties



21 Johnsons Rd BARRYS REEF 3458 (REI/VG) Agent Comments



Price: \$685,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 4046.86 sqm approx



17 Cummings La BARRYS REEF 3458 (REI/VG) Agent Comments



Price: \$675,000
Method: Private Sale
Date: 15/02/2023
Property Type: House
Land Size: 8058 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.

Account - Harkin Estate Agents



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