

## 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 and  
postcode

622 CHILTERN-BARNAWARTHA ROAD BARNAWARTHA VIC 3688

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$406,500

Property type

House

Suburb

Barnawartha

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### 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

2114 BEECHWORTH-CHILTERN ROAD CHILTERN VIC 3683	\$950,000	16-Aug-22
251 FANNING LANE WOORAGEE VIC 3747	\$940,000	17-Mar-23
50 NEIL STREET BARNAWARTHA VIC 3688	\$900,000	22-Nov-21

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: 30 June 2023

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**2114 BEECHWORTH-CHILTERN ROAD CHILTERN VIC 3683**

4 1 3

Sold Price **\$950,000** Sold Date **16-Aug-22**

Distance **6.72km**



**251 FANNING LANE WOORAGEE VIC 3747**

4 2 4

Sold Price **\$940,000** Sold Date **17-Mar-23**

Distance **22.1km**



**50 NEIL STREET BARNAWARTHA VIC 3688**

3 1 1

Sold Price **\$900,000** Sold Date **22-Nov-21**

Distance **2.96km**

RS = Recent sale UN = Undisclosed Sale

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