

STATEMENT OF INFORMATION

56 HIGH STREET, BARNAWARTHA, VIC 3688

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 HIGH STREET, BARNAWARTHA, VIC

3 1 2

Indicative Selling Price

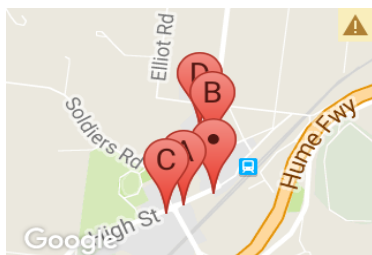
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$269,000

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



BARNAWARTHA, VIC, 3688

Suburb Median Sale Price (House)

\$335,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



44 HIGH ST, BARNAWARTHA, VIC 3688

3 1 2

Sale Price

\$230,000

Sale Date: 20/07/2017

Distance from Property: 214m



4 CHILTERN-HOWLONG RD, BARNAWARTHA,

3 1 2

Sale Price

\$225,000

Sale Date: 24/03/2017

Distance from Property: 343m



32 HIGH ST, BARNAWARTHA, VIC 3688

3 2 2

Sale Price

\$245,000

Sale Date: 26/06/2017

Distance from Property: 350m



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4 ANNIKA PL, BARNAWARTHA, VIC 3688

 **3**  **2**  **2**

Sale Price

\$315,000

Sale Date: 02/06/2017

Distance from Property: 492m



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

56 HIGH STREET, BARNAWARTHA, VIC 3688

Indicative selling price

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

Single Price:

\$269,000

Median sale price

Median price

\$335,000

House

X

Unit


Suburb

BARNAWARTHA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
44 HIGH ST, BARNAWARTHA, VIC 3688	\$230,000	20/07/2017
4 CHILTERN-HOWLONG RD, BARNAWARTHA, VIC 3688	\$225,000	24/03/2017
32 HIGH ST, BARNAWARTHA, VIC 3688	\$245,000	26/06/2017
4 ANNIKA PL, BARNAWARTHA, VIC 3688	\$315,000	02/06/2017