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

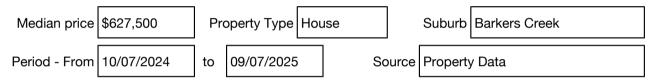
210 Peelers Road, Barkers Creek Vic 3451

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
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Single price \$835,000

Median sale price



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	221 Colles Rd MOONLIGHT FLAT 3450	\$725,000	29/01/2025
2	121 Binghams Rd HARCOURT 3453	\$930,000	25/11/2024
3	22 Vanstan Rd CASTLEMAINE 3450	\$850,000	14/10/2024

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:

10/07/2025 10:59









Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20000 sqm approx Agent Comments Indicative Selling Price \$835,000 Median House Price 10/07/2024 - 09/07/2025: \$627,500

Comparable Properties

221 Colles Rd MOONLIGHT FLAT 3450 (VG) 2	Agent Comments
121 Binghams Rd HARCOURT 3453 (REI/VG) Image: a start of the start of	Agent Comments
22 Vanstan Rd CASTLEMAINE 3450 (REI/VG) 3 1 6 4 Price: \$850,000 Method: Private Sale Date: 14/10/2024 Property Type: House Land Size: 8002 sqm approx	Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



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