

# 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

6 Coogee Court, Barwon Heads Vic 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,637,500 Property Type House Suburb Barwon Heads

Period - From 01/10/2023 to 30/09/2024 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	7 Culdee Ct BARWON HEADS 3227	\$1,950,000	07/03/2024
2	11 Carr St BARWON HEADS 3227	\$2,020,000	20/10/2023
3	28 Taits Rd BARWON HEADS 3227	\$1,900,000	16/10/2023

**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:

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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 585 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,850,000 - \$2,000,000  
**Median House Price**  
Year ending September 2024: \$1,637,500

## Comparable Properties



**7 Culdee Ct BARWON HEADS 3227 (REI/VG)**

Agent Comments



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** House  
**Land Size:** 780 sqm approx



**11 Carr St BARWON HEADS 3227 (REI/VG)**

Agent Comments



**Price:** \$2,020,000  
**Method:** Sold Before Auction  
**Date:** 20/10/2023  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx



**28 Taits Rd BARWON HEADS 3227 (REI/VG)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 16/10/2023  
**Property Type:** House  
**Land Size:** 786 sqm approx

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