Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6 Coogee Court, Barwon Heads Vic 3227

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,850,000		&		\$2,000,000					
Median sale price										
Median price	\$1,637,500	Pro	operty Type	Hou	se		Suburb	Barwon Heads		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress 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:

21/11/2024 14:27



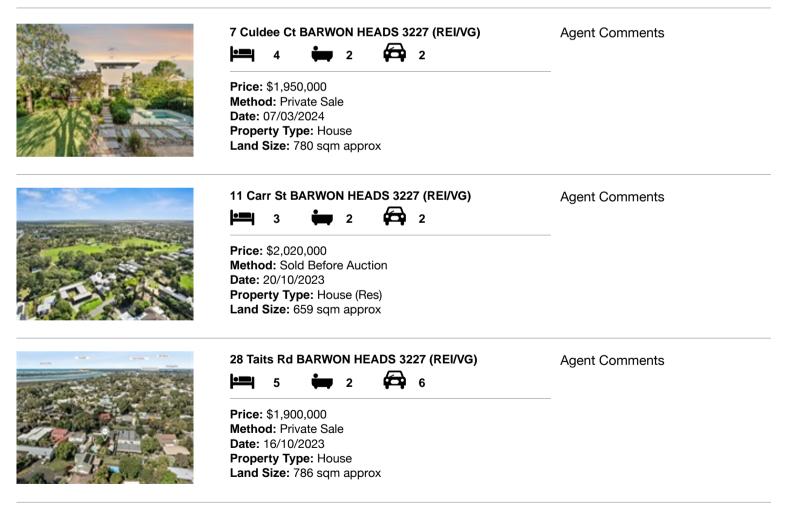






Property Type: Divorce/Estate/Family Transfers Land Size: 585 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price Year ending September 2024: \$1,637,500

Comparable Properties



Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



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