

# RT Edgar

## STATEMENT OF INFORMATION

2 January 2018

### Property offered for sale

11 Cottesloe Drive, Barwon Heads

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(Delete single price or range as applicable, and delete this sentence)

Range between \$875,000 & \$945,000

### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$986,000	House	X	Unit	Suburb or locality	Barwon Heads
Period - From		to	2 <sup>nd</sup> Jan 18	Source	PDOL	

### Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine Pty Ltd and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 27 Saratoga Avenue, Barwon Heads	\$870,000	4/12/17
2 91 Taits Road, Barwon Heads	\$920,000	18/10/17
3 100 Taits Road, Barwon Heads	\$942,000	3/8/17