

## 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 or  
locality and postcode

46 Fourteenth Road, 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)

Single price \$ or range between \$1,025,000 & \$1,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$908,750

\*House

X

\*Unit

Suburb  
or locality

Barwon Heads

Period - From

March 2016

to

March 2017

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. 56 Plantation Drive, Barwon Heads | \$1,150,000 | Jan 2017     |
| 2. 32 Second Drive, Barwon Heads     | \$1,050,000 | June 2017    |
| 3. 34 Fourth Loop, Barwon Heads      | \$950,000   | May 2017     |

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.