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STATEMENT OF INFORMATION

27 SARATOGA AVENUE, BARWON HEADS, VIC 3227

PREPARED BY BRENDAN CURRY, HUNTERFRENCH REAL ESTATE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

27 SARATOGA AVENUE, BARWON

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$885,000 to $885,000**

Provided by: Brendan Curry, Hunterfrench Real Estate

MEDIAN SALE PRICE

BARWON HEADS, VIC, 3227

Suburb Median Sale Price (House)

$890,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

3 MULGOA CRT, BARWON HEADS, VIC 3227

4 2 3

Sale Price

***$951,000**

Sale Date: 03/07/2017

Distance from Property: 532m A

2 LAWRENNY CRT, BARWON HEADS, VIC 3227

4 2 2

Sale Price

$846,000

Sale Date: 16/05/2017

Distance from Property: 475m B

100 TAITS RD, BARWON HEADS, VIC 3227

3 2 2

Sale Price

***$942,000**

Sale Date: 21/08/2017

Distance from Property: 478m C

This report has been compiled on 11/09/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 and postcode	27 SARATOGA AVENUE, BARWON HEADS, VIC 3227

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	$885,000 to $885,000

Median sale price

Median price	$890,000	House	X	Unit		Suburb	BARWON HEADS
Period	01 July 2016 to 30 June 2017			Source	pricefinder		

Comparable property sales

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
3 MULGOA CRT, BARWON HEADS, VIC 3227	*$951,000	03/07/2017
2 LAWRENNY CRT, BARWON HEADS, VIC 3227	$846,000	16/05/2017
100 TAITS RD, BARWON HEADS, VIC 3227	*$942,000	21/08/2017