

STATEMENT OF INFORMATION

27 SARATOGA AVENUE, BARWON HEADS, VIC 3227 PREPARED BY BRENDAN CURRY, HUNTERFRENCH REAL ESTATE

hunter french

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 SARATOGA AVENUE, BARWON







Indicative Selling Price

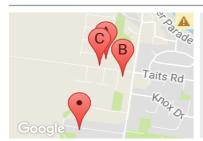
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

*\$951,000

Sale Date: 03/07/2017

Distance from Property: 532m





2 LAWRENNY CRT, BARWON HEADS, VIC 3227 🚐 4







Sale Price

\$846,000

Sale Date: 16/05/2017

Distance from Property: 475m





100 TAITS RD, BARWON HEADS, VIC 3227







Sale Price

*\$942,000

Sale Date: 21/08/2017

Distance from Property: 478m



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
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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			Sourc	ce	P	ricefinder

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

