

# RT Edgar

## STATEMENT OF INFORMATION

18 September 2018

### Property offered for sale

2/41 Hitchcock Avenue, Barwon Heads VIC 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$569,000 & \$599,000

### Median sale price

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

Median price	\$986,000	House		Unit	X	Suburb or locality	Barwon Heads
Period - From	12/12/16	to	12/12/17	Source	PDOL		

### Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

**A.** These are the three properties sold within five kilometres of the property for sale in the last twelve 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
<b>1</b> 5/41 Hitchcock Avenue, Barwon Heads	\$615,000	11/05/17
<b>2</b> 2/25 Noble Street, Barwon Heads	\$470,000	3/3/17
<b>3</b> 1/41 Hitchcock Avenue, Barwon Heads	\$570,000	16/1/17