

## 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

4 Clifford Parade Barwon Heads 3227

#### 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

\$1,400,000

&

\$1,540,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$900,000

\*House

X

\*Unit

Suburb  
or locality

Barwon Heads

Period - From

Jan 2018

to

Dec 2018

Source

Corelogic

#### 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
23 Bridge Road Barwon Heads 3227	\$1,750,000	27 <sup>th</sup> Jan 2018
16 Ozone Road Barwon Heads 3227	\$1,530,000	31 <sup>st</sup> August 2017
88 Hitchcock Avenue Barwon Heads 3227	\$1,465,750	15 <sup>th</sup> Nov 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.