

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Furneaux Close Barwon Heads VIC 3227

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,670,000

&

\$1,820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Barwon Heads

Period-from

01 Jul 2020

to

30 Jun 2021

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

4 Curlew Court Barwon Heads VIC 3227	\$2,000,000	20-Feb-21
25 River Parade Barwon Heads VIC 3227	\$1,750,000	03-Jun-21
116 Carr Street Barwon Heads VIC 3227	\$1,835,000	06-Mar-21

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.~~

This Statement of Information was prepared on: 02 Aug 2021



4 Curlew Court Barwon Heads VIC
3227

Sold Price

\$2,000,000

Sold Date

20-Feb-21



5



4



2

Distance

0.6km



25 River Parade Barwon Heads VIC
3227

Sold Price

^{RS}

\$1,750,000

Sold Date

03-Jun-21



4



3



2

Distance

0.65km



116 Carr Street Barwon Heads VIC
3227

Sold Price

\$1,835,000

Sold Date

06-Mar-21



3



2



2

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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