

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

3 HOGAN DRIVE 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

\$1,690,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Barwon Heads

Period-from

01 Nov 2023

to

31 Oct 2024

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

6 SELBY CLOSE BARWON HEADS VIC 3227	1600000	05-Dec-23
18 THOMSON DRIVE BARWON HEADS VIC 3227	1400000	19-Feb-24
112 SHEEPWASH ROAD BARWON HEADS VIC 3227	1750000	28-Apr-24

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: 19 November 2024

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6 SELBY CLOSE BARWON HEADS VIC 3227

4 2 2

Sold Price

1600000

Sold Date **05-Dec-23**

Distance **1.12km**



18 THOMSON DRIVE BARWON HEADS VIC 3227

3 2 2

Sold Price

1400000

Sold Date **19-Feb-24**

Distance **0.19km**



112 SHEEPWASH ROAD BARWON HEADS VIC 3227

4 2 2

Sold Price

1750000

Sold Date **28-Apr-24**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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