

## 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

21 Glyndon Court, Barwon Heads

### 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

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$907,500

\*House

☒

\*Unit

☐

Suburb  
or locality

Barwon Heads

Period - From

01.03.2016

to

31.03.2016

Source

REIV

### 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
1. 23 Newbay Close	\$ 840,000	April 2017
2. 2 Lawrenny Court	\$ 846,000	May 2017
3. 5 Newbay Close	\$ 815,000	March 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.