

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

6 Mulgoa Court 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Land

Suburb

Barwon Heads

Period-from

01 Jan 2021

to

31 Dec 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

21 Newbay Close Barwon Heads VIC 3227	\$1,212,000	26-Aug-21
9 Saratoga Avenue Barwon Heads VIC 3227	\$1,435,000	07-Sep-21
1 Galveston Court Barwon Heads VIC 3227	\$1,350,000	14-Dec-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: 12 January 2022



21 Newbay Close Barwon Heads VIC 3227 Sold Price **\$1,212,000** Sold Date **26-Aug-21**

 3  2  2

Distance **0.1km**



9 Saratoga Avenue Barwon Heads VIC 3227 Sold Price **\$1,435,000** Sold Date **07-Sep-21**

 3  1  2

Distance **0.55km**



1 Galveston Court Barwon Heads VIC 3227 Sold Price ^{RS} **\$1,350,000** Sold Date **14-Dec-21**

 3  1  2

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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