

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

32 Eddystone Court, Barwon Heads

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 \$790,000 & \$860,000

Median sale price

(*Delete house or unit as applicable)

Median price \$950,500 *House ☒ *Unit ☐ Suburb or locality Barwon Heads
Period - From to August 2017 Source Realestate.com.au

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. 1/45 Newbay Close, Barwon Heads	\$917,000	July 2017
2. 1/46 Sheepwash Road, Barwon Heads	\$805,000	June 2017
3. 6A Hogan Drive, Barwon Heads	\$830,000	Sept 2016

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.