

# RT Edgar

## STATEMENT OF INFORMATION

## Property offered for sale

3 Wattle Bird Crescent Barwon Heads 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$	<b>OR Range between</b>	\$ 790,000		& \$ 850,000
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### Suburb house median sale price

Median price	\$ 996,000	Property Type	House	Suburb	Barwon Heads
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Period - From	April '19	to	June '19	Source	REIV
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## Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Peter Molloy consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 9 Hampden Close, Barwon Heads	\$ 820,000	27/06/2019
<b>2</b> 16 Mulgoa Court, Barwon Heads	\$ 850,000	26/03/2019
<b>3</b> 7 Hampden Close, Barwon Heads	\$ 810,000	07/02/2019

**OR**

**B.** RT Edgar Bellarine estate agent and Peter Molloy reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**This Statement of Information was prepared on 9th October 2019**