

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

22 Knox Drive, Barwon Heads VIC 3227

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ **OR** Range \$ 775,000 & \$ 835,000

Suburb house median sale price

Median price	\$ 980,500	Property Type	House	Suburb	Barwon Heads
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Period - From	April 2019	to	June 2019	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 Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 34 Wattle Bird Crescent, Barwon Heads	\$ 822,500	08/08/2019
2 5 Curlew Court, Barwon Heads	\$ 862,000	03/07/2019
3 9 Hampden Close, Barwon Heads	\$ 820,000	27/06/2019

OR

B. RT Edgar Bellarine estate agent and Andy Ingham 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 20th September 2019