

# RT Edgar

## STATEMENT OF INFORMATION

23 January 2018

### Property offered for sale

9 Curlew Court, Barwon Heads

### Indicative selling price

Range between \$775,000 & \$845,000

### Median sale price

|               |           |       |          |        |                    |              |
|---------------|-----------|-------|----------|--------|--------------------|--------------|
| Median price  | \$918,500 | House | X        | Unit   | Suburb or locality | Barwon Heads |
| Period - From | Jun 2017  | to    | Jan 2018 | Source | Realestate.com.au  |              |

### 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 and Andy Ingham consider to be most comparable to the property for sale.

| Address of comparable property      | Price     | Date of sale |
|-------------------------------------|-----------|--------------|
| 1 32 Eddystone Court, Barwon Heads  | \$815,000 | 15/11/17     |
| 2 86B Golf Links Road, Barwon Heads | \$800,000 | 09/08/17     |
| 3 1/46 Sheepwash Road, Barwon Heads | \$805,000 | 05/06/17     |