

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



104 TAITS ROAD, BARWON HEADS, VIC 🔑 4 🕒 2 🚓 4







Indicative Selling Price

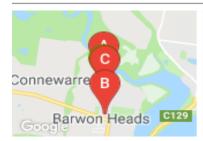
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$885,000 to \$930,000

Provided by: Joe Cirillo, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



BARWON HEADS, VIC, 3227

Suburb Median Sale Price (House)

\$900,000

01 October 2017 to 30 September 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



60 NEWBAY CL, BARWON HEADS, VIC 3227







Sale Price

\$850,000

Sale Date: 07/07/2018

Distance from Property: 371m





12 COOGEE CRT, BARWON HEADS, VIC 3227









Sale Price

\$895,000

Sale Date: 09/05/2018

Distance from Property: 721m





100 TAITS RD, BARWON HEADS, VIC 3227







Sale Price

\$942.000

Sale Date: 03/08/2017

Distance from Property: 34m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	104 TAITS ROAD BARWON HEADS VIC 3227
---	--------------------------------------

Indicative selling price

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

Price Range: \$885,000 to \$930,000

Median sale price

Median price	\$900,000	House	Х	Unit	Suburb	BARWON HEADS
Period	01 October 2017 to 30 September 2018		Source	pricefinder		

Comparable property sales

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
60 NEWBAY CL, BARWON HEADS, VIC 3227	\$850,000	07/07/2018
12 COOGEE CRT, BARWON HEADS, VIC 3227	\$895,000	09/05/2018
100 TAITS RD, BARWON HEADS, VIC 3227	\$942,000	03/08/2017

