

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

18 Coogee Court, Barwon Heads VIC 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$740,000

&

\$780,000

### Median sale price

Median price \$1,016,500

Property type House

Suburb Barwon Heads

Period - From Sep 2018

to

Sep 2019

Source RP DATA

### 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 17 Saratoga Ave, Barwon Heads	\$745,000	20 May 2019
2 15 Von Nida Ave, Barwon Heads	\$970,000	3 Aug 2019

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.

This Statement of Information was prepared on: 2<sup>nd</sup> October 2019