

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

16 Mulgoa Court, Barwon Heads

Indicative selling price

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

Single price

or range between

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$952,000

*House

X

*Unit

Suburb
or locality

Barwon Heads

Period - From

Oct 2018

to

Dec 2018

Source

REIV

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. 8 Lawrenny Court	\$870,000	Oct 2018
2. 92 Taits Road	\$840,000	Jan 2019
3. 8 Hampden Court	\$810,000	Feb 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.