

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 EDDYSTONE COURT, BARWON HEADS, 4 2 2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Price Range: **\$1,500,000 to \$1,600,000**

Provided by: Shahna Broadbent, Pavilion Property

MEDIAN SALE PRICE



BARWON HEADS, VIC, 3227

Suburb Median Sale Price (House)

**\$1,836,500**

01 January 2023 to 31 December 2023

Provided by:

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.



31 EDDYSTONE CRT, BARWON HEADS, VIC

4 2 1

Sale Price

**\$1,200,000**

Sale Date: 27/11/2023

Distance from Property: 95m



96 SHEEPWASH RD, BARWON HEADS, VIC

4 2 2

Sale Price

**\$1,300,000**

Sale Date: 08/10/2023

Distance from Property: 347m



4 EDDYSTONE CRT, BARWON HEADS, VIC

4 2 2

Sale Price

**\$1,550,000**

Sale Date: 29/09/2023

Distance from Property: 16m

This report has been compiled on 22/02/2024 by Pavilion Property. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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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](https://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

5 EDDYSTONE COURT, BARWON HEADS, VIC 3227

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,500,000 to \$1,600,000

Median sale price

Median price

\$1,836,500

Property type

House


Suburb

BARWON HEADS

Period

01 January 2023 to 31 December 2023

Source



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
31 EDDYSTONE CRT, BARWON HEADS, VIC 3227	\$1,200,000	27/11/2023
96 SHEEPWASH RD, BARWON HEADS, VIC 3227	\$1,300,000	08/10/2023
4 EDDYSTONE CRT, BARWON HEADS, VIC 3227	\$1,550,000	29/09/2023

This Statement of Information was prepared on: 22/02/2024