Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

13 MULGOA COURT BARWON HEADS VIC 3227

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	\$1,450,000	&	\$1,550,000
Single Price		\$1,450,000	&	\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,405,000	Prope	rty type House		Suburb	Barwon Heads	
Period-from	01 Apr 2024	to	31 Mar 2	2025	Source		Corelogic

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
5-7 BARWON TERRACE BARWON HEADS VIC 3227	\$1,505,000	14-Dec-24
5 EDDYSTONE COURT BARWON HEADS VIC 3227	\$1,518,000	13-May-24
47 MIDDEN TERRACE BARWON HEADS VIC 3227	\$1,420,000	09-Apr-24

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: 15 April 2025





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5-7 BARWON TERRACE BARWON Sold Price **HEADS VIC 3227**

\$1,505,000 Sold Date 14-Dec-24

Distance 0.37km

5 EDDYSTONE COURT BARWON **HEADS VIC 3227**

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Sold Price

\$1,518,000 Sold Date 13-May-24

Distance 0.37km



47 MIDDEN TERRACE BARWON **HEADS VIC 3227**

₾ 2

Sold Price

\$1,420,000 Sold Date 09-Apr-24

Distance

0.61km

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RS = Recent sale

UN = Undisclosed Sale

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