

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

10 COLITE STREET 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

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,836,500

Property type

House

Suburb

Barwon Heads

Period-from

01 Apr 2023

to

31 Mar 2024

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

11 CARR STREET BARWON HEADS VIC 3227	2020000	17-Oct-23
8A OZONE ROAD BARWON HEADS VIC 3227	3325000	08-Oct-23
18 MARGATE STREET BARWON HEADS VIC 3227	3000000	11-Jul-23

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: 10 April 2024



**11 CARR STREET BARWON HEADS
VIC 3227**

 3  2  2

Sold Price

2020000

Sold Date

17-Oct-23

Distance

0.67km



**8A OZONE ROAD BARWON
HEADS VIC 3227**

 4  2  2

Sold Price

3325000

Sold Date

08-Oct-23

Distance

0.17km



**18 MARGATE STREET BARWON
HEADS VIC 3227**

 3  2  2

Sold Price

3000000

Sold Date

11-Jul-23

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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