

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 or
locality and postcode

16 Ewing Blyth Drive, Barwon Heads Vic 3227

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,650,000

&

\$2,850,000

Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Barwon Heads

Period - From

01/04/2023

to

31/03/2024

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	18 Margate St BARWON HEADS 3227	\$3,000,000	14/07/2023
2	27 Seaview Av BARWON HEADS 3227	\$2,780,000	25/10/2023
3	9 Margate St BARWON HEADS 3227	\$2,650,000	09/03/2023

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:

21/05/2024 14:39

16 Ewing Blyth Drive, Barwon Heads Vic 3227

Courtney Webster
9088 8968
0409 671 526
courtneywebster@jellisraig.com.au



 4  2 

Property Type:
Divorce/Estate/Family Transfers
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,850,000
Median House Price
Year ending March 2024: \$1,765,000

Comparable Properties



18 Margate St BARWON HEADS 3227 (REI/VG) **Agent Comments**

 3  2  2

Price: \$3,000,000
Method: Private Sale
Date: 14/07/2023
Property Type: House
Land Size: 457 sqm approx



27 Seaview Av BARWON HEADS 3227 (REI) **Agent Comments**

 3  2  -

Price: \$2,780,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 736 sqm approx



9 Margate St BARWON HEADS 3227 (REI) **Agent Comments**

 3  1  2

Price: \$2,650,000
Method: Private Sale
Date: 09/03/2023
Property Type: House
Land Size: 736 sqm approx

Account - Jellis Craig Barwon Heads



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