

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

33 NOBLE 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,712,500

Property type

Land

Suburb

Barwon Heads

Period-from

01 Jan 2023

to

31 Dec 2023

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 THORN STREET BARWON HEADS VIC 3227	\$1,885,000	28-Apr-23
12 NOBLE STREET BARWON HEADS VIC 3227	\$1,540,000	03-Mar-23
15 GRANDVIEW PARADE BARWON HEADS VIC 3227	\$1,727,500	07-Oct-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: 23 January 2024

**11 THORN STREET BARWON
HEADS VIC 3227**

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Sold Price **\$1,885,000** Sold Date **28-Apr-23**Distance **0.22km****12 NOBLE STREET BARWON
HEADS VIC 3227**

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Sold Price **\$1,540,000** Sold Date **03-Mar-23**Distance **0.19km****15 GRANDVIEW PARADE BARWON
HEADS VIC 3227**

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Sold Price **\$1,727,500** Sold Date **07-Oct-23**Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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