

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 39-41 Seaview Avenue, Barwon Heads Vic 3227

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$1,823,000 Property Type House Suburb Barwon Heads

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	21-23 Campbell St BARWON HEADS 3227	\$4,100,000	23/11/2023
2	9 Bell St BARWON HEADS 3227	\$3,500,000	15/11/2023
3	10 Araluen Ct BARWON HEADS 3227	\$3,300,000	15/12/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 05/03/2024 13:04

39-41 Seaview Avenue, Barwon Heads Vic 3227



Property Type: House (Previously Occupied - Detached)

Land Size: 1115 sqm approx

Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median House Price
Year ending December 2023: \$1,823,000

Comparable Properties



21-23 Campbell St BARWON HEADS 3227 (REI)

Agent Comments



Price: \$4,100,000

Method: Private Sale

Date: 23/11/2023

Property Type: House

Land Size: 1079 sqm approx



9 Bell St BARWON HEADS 3227 (REI/VG)

Agent Comments



Price: \$3,500,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 962 sqm approx

10 Araluen Ct BARWON HEADS 3227 (VG)

Agent Comments



Price: \$3,300,000

Method: Sale

Date: 15/12/2023

Property Type: House (Res)

Land Size: 1676 sqm approx

Account - Jellis Craig Barwon Heads



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