

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 4 Black Swan Court, Barwon Heads Vic 3227
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,985,000 & \$2,180,000

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	119 Sheepwash Rd BARWON HEADS 3227	\$2,200,000	22/08/2023
2	7 Culdee Ct BARWON HEADS 3227	\$1,950,000	07/03/2024
3	28 Taits Rd BARWON HEADS 3227	\$1,900,000	16/10/2023

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: 31/05/2024 10:46

4 Black Swan Court, Barwon Heads Vic 3227



Property Type: House (Previously Occupied - Detached)
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$1,985,000 - \$2,180,000
Median House Price
Year ending March 2024: \$1,765,000

Comparable Properties



119 Sheepwash Rd BARWON HEADS 3227 (REI/VG)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 585 sqm approx



7 Culdee Ct BARWON HEADS 3227 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 07/03/2024
Property Type: House
Land Size: 780 sqm approx



28 Taits Rd BARWON HEADS 3227 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 16/10/2023
Property Type: House
Land Size: 786 sqm approx

Account - Jellis Craig Barwon Heads



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