

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 52 Taits Road, 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 \$1,295,000 & \$1,395,000

Median sale price

Median price \$1,900,000 Property Type House Suburb Barwon Heads

Period - From 25/09/2022 to 24/09/2023 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	12 Cronulla Ct BARWON HEADS 3227	\$1,400,000	22/11/2022
2	12 Dudley Ct BARWON HEADS 3227	\$1,340,000	10/05/2023
3	14 Wattle Bird Cr BARWON HEADS 3227	\$1,310,000	08/02/2023

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: 25/09/2023 09:55

52 Tait's Road, Barwon Heads Vic 3227



Property Type: Land
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000 - \$1,395,000
Median House Price
25/09/2022 - 24/09/2023: \$1,900,000

Comparable Properties



12 Cronulla Ct BARWON HEADS 3227 (REI/VG) Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 22/11/2022
Property Type: House
Land Size: 585 sqm approx



12 Dudley Ct BARWON HEADS 3227 (REI/VG) Agent Comments



Price: \$1,340,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 704 sqm approx



14 Wattle Bird Cr BARWON HEADS 3227 (REI/VG) Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 08/02/2023
Property Type: House
Land Size: 762 sqm approx

Account - Jellis Craig Barwon Heads



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