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	19 Cronulla Court, Barwon Heads Vic 3227

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,865,000 Property Type House Suburb Barwon Heads

Period - From 01/01/2022 to 31/03/2022 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.

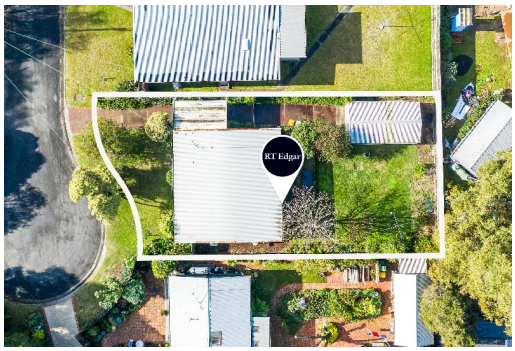
	Address of comparable property	Price	Date of sale
1	33 Wattlebird Cr BARWON HEADS 3227	$1,569,000	19/02/2022
2	2 Cronulla Ct BARWON HEADS 3227	$1,500,000	27/05/2022
3	25 Dudley Ct BARWON HEADS 3227	$1,200,000	25/02/2022

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: 21/06/2022 12:22

19 Cronulla Court, Barwon Heads Vic 3227



3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 569 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
March quarter 2022: $1,865,000

Comparable Properties



33 Wattlebird Cr BARWON HEADS 3227 (REI)

3 2 1

Price: $1,569,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 719 sqm approx

Agent Comments



2 Cronulla Ct BARWON HEADS 3227 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 27/05/2022
Property Type: House
Land Size: 585 sqm approx

Agent Comments



25 Dudley Ct BARWON HEADS 3227 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 25/02/2022
Property Type: House
Land Size: 349 sqm approx

Agent Comments

Account - RT Edgar | P: 03 52541688 | F: 03 52542933

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