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	71 CARR 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~~	$	or range between	$1,675,000	&	$1,825,000

Median sale price

Median price	1,800,000	Property type	*House*	Suburb	BARWON HEADS
Period - From	Jan 2023	to	March 2023	Source	Pricefinder

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 2 Curlew Court Barwon Heads	$1,785,000	13/10/2022
2 2 Pelican Court Barwon Heads	$1,800,000	22/02/2022
3 65 Carr Street Barwon Heads	$1,700,000	27/05/2022

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: 19/07/2023