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	2 Affleck Court, 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 $1,750,000 | & $1,890,000

Median sale price

Median price	$1,390,000	Property type	*House*	Suburb	Barwon Heads
Period - From	April 2021	to	June 2021	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 19 Furneaux Close, Barwon Heads VIC 3227	$1,750,000	26/08/21
2 48 Cottesloe Drive. Barwon Heads VIC 3227	$1,855,000	09/04/21
3 4 Curlew Court, Barwon Heads VIC 3227	$2,000,000	20/02/21

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: 14/09/2021