

## 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 and  
postcode

37 Margate Street Barwon Heads VIC 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$3,900,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,449,000

Property type

Other

Suburb

Barwon Heads

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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

12 Golightly Street Barwon Heads VIC 3227	\$3,265,000	20-Nov-21
86 Carr Street Barwon Heads VIC 3227	\$5,000,000	29-Apr-21
1-3 Taits Road Barwon Heads VIC 3227	\$3,900,000	08-May-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 January 2022



**12 Golightly Street Barwon Heads VIC 3227**

 4  2  1

Sold Price <sup>RS</sup> **\$3,265,000** <sup>UN</sup> Sold Date **20-Nov-21**

Distance **0.87km**



**86 Carr Street Barwon Heads VIC 3227**

 4  2  3

Sold Price **\$5,000,000** Sold Date **29-Apr-21**

Distance **0.75km**



**1-3 Tait's Road Barwon Heads VIC 3227**

 4  2  2

Sold Price **\$3,900,000** Sold Date **08-May-21**

Distance **0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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