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	7 TREMONT 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	&	$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,785,000	Property type	House	Suburb	Barwon Heads
Period-from	01 Jun 2023	to	31 May 2024	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
112 SHEEPWASH ROAD BARWON HEADS VIC 3227	$1,750,000	05-Apr-24
14 DUDLEY COURT BARWON HEADS VIC 3227	$1,780,000	21-Mar-24
23 VON NIDA AVENUE BARWON HEADS VIC 3227	$1,790,000	21-Feb-24

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: 12 June 2024

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112 SHEEPWASH ROAD BARWON HEADS VIC 3227

4 2 2

Sold Price RS $1,750,000 Sold Date 05-Apr-24

Distance 0.85km



14 DUDLEY COURT BARWON HEADS VIC 3227

3 3 6

Sold Price $1,780,000 UN Sold Date 21-Mar-24

Distance 0.91km



23 VON NIDA AVENUE BARWON HEADS VIC 3227

4 2 -

Sold Price RS $1,790,000 UN Sold Date 21-Feb-24

Distance 1.05km

RS = Recent sale **UN** = Undisclosed Sale

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