## bellarine property

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

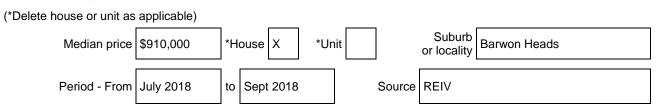
10 Lawrenny Court , Barwon Heads

#### 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 | \$1,080,000 | & | \$1,180,000 |    |
|--------------|------------------|-------------|---|-------------|----|
|              |                  |             |   |             | ۰. |

#### Median sale price



#### 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. 18 Furneaux Close , Barwon Heads | \$1,121,000 | November 2018  |
| 2. 6 Corymbia Circuit, Barwon Heads | \$1,255,000 | November 2018  |
| 3. 21 Knox Drive, Barwon Heads      | \$1,090,000 | September 2018 |

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.