

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

9 Pelican Court Barwon Heads Victoria 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 \$1,290,000 & \$1,390,000

Median sale price

Median price \$972,500 Property type HOUSE Suburb Barwon Heads

Period - From July 2019 to July 2020 Source Realestate.com.au

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 Saratoga Avenue, Barwon Heads	\$1,420,000	15 th Nov 2019
2. 6B Hogan Drive, Barwon Heads	\$1,350,000	9 th April 2019
3. 5 Punt Road, Barwon Heads	\$1,425,000	24 th Nov 2019

This Statement of Information was prepared on: 22nd July 2020