

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

1/25 River Parade Barwon Heads 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ **OR** Range between \$ 1,800,000 & \$ 1,980,000

### Suburb house median sale price

Median price \$ 996,000 Property Type House Suburb Barwon Heads  
Period - From July 2019 to September 2019 Source REIV

### Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 19 Midden Terrace, Barwon Heads	\$ 1,856,000	11/07/2019
2 18 Margate Street, Barwon Heads	\$ 1,800,000	12/07/2019
3 1 Noble Street, Barwon Heads	\$ 1,885,000	24/08/2018

OR

B. RT Edgar Bellarine estate agent and Andy Ingham reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**This Statement of Information was prepared on 6th November 2019**