

STATEMENT OF INFORMATION

14-15 AFFLECK COURT, BARWON HEADS, VIC 3227

PREPARED BY MARK BLASKOVIC, OCEAN GROVE REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14-15 AFFLECK COURT, BARWON HEADS,  4  2  4

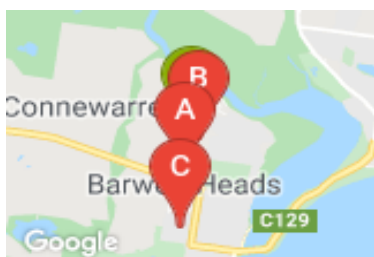
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$1,000,000 to \$1,100,000

Provided by: Mark Blaskovic, Ocean Grove Real Estate

MEDIAN SALE PRICE



BARWON HEADS, VIC, 3227

Suburb Median Sale Price (House)

\$1,010,000

01 October 2018 to 30 September 2019

Provided by: 

COMPARABLE PROPERTIES

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.



33 COTTESLOE DR, BARWON HEADS, VIC 3227  3  2  1

Sale Price

\$1,045,000

Sale Date: 30/05/2019

Distance from Property: 526m



10 LAWRENNY CRT, BARWON HEADS, VIC  4  2  4

Sale Price

\$1,070,000

Sale Date: 26/02/2019

Distance from Property: 112m



10 VON NIDA AVE, BARWON HEADS, VIC 3227  4  2  2

Sale Price

\$1,025,000

Sale Date: 12/01/2019

Distance from Property: 1.3km



This report has been compiled on 17/10/2019 by Ocean Grove Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price Property type Suburb
Period Source

Comparable property sales

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

Address of comparable property	Price	Date of sale
33 COTTESLOE DR, BARWON HEADS, VIC 3227	\$1,045,000	30/05/2019
10 LAWRENNY CRT, BARWON HEADS, VIC 3227	\$1,070,000	26/02/2019
10 VON NIDA AVE, BARWON HEADS, VIC 3227	\$1,025,000	12/01/2019

This Statement of Information was prepared