

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 or
locality and postcode

3 Cottesloe Drive, Barwon Heads Vic 3227

Indicative selling price

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

Range between

\$1,480,000

&

\$1,580,000

Median sale price

Median price

\$1,440,000

Property Type

House

Suburb

Barwon Heads

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	23 Heron Cr BARWON HEADS 3227	\$1,480,000	24/01/2025
2	4 Curlew Ct BARWON HEADS 3227	\$1,750,000	11/11/2024
3	47 Midden Tce BARWON HEADS 3227	\$1,420,000	12/04/2024

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:

04/04/2025 12:15

3 Cottesloe Drive, Barwon Heads Vic 3227



4 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median House Price
Year ending March 2025: \$1,440,000

Comparable Properties



23 Heron Cr BARWON HEADS 3227 (REI)

Agent Comments

4 2 2

Price: \$1,480,000
Method: Private Sale
Date: 24/01/2025
Property Type: House
Land Size: 700 sqm approx



4 Curlew Ct BARWON HEADS 3227 (REI/VG)

Agent Comments

5 4 2

Price: \$1,750,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 902 sqm approx



47 Midden Tce BARWON HEADS 3227 (REI/VG)

Agent Comments

3 2 1

Price: \$1,420,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 583 sqm approx

Account - Fletchers | P: 5258 2833



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