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 and postcode

40 THOMSON DRIVE BARWON HEADS VIC 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	Single Price		or range between		\$1,390,000	&	\$1,490,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,415,000	Prop	erty type	House		Suburb	Barwon Heads
Period-from	01 Jun 2024	to	31 May 2	2025	Source		Corelogic

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	
27 THORN STREET BARWON HEADS VIC 3227	\$1,238,000	13-Feb-25	
9 JASPER AVENUE BARWON HEADS VIC 3227	\$1,410,000	20-Oct-24	
7 PUNT ROAD BARWON HEADS VIC 3227	\$1,500,000	20-Apr-25	

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.

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27 THORN STREET BARWON HEADS VIC 3227 ☐ 2 ⓑ 1 ♀ 1	Sold Price	\$1,238,000	Sold Date Distance	13-Feb-25 0.48km
9 JASPER AVENUE BARWON HEADS VIC 3227 ☐ 2 ⓑ 1 ⇔ 2	Sold Price	\$1,410,000	Sold Date Distance	20-Oct-24 0.5km

7 PUNT ROAD BARWON HEADS VIC 3227			Sold Price	\$1,500,000	Sold Date	20-Apr-25
昌 2	1	Ģ ¹			Distance	0.63km

RS = Recent sale UN = Undisclosed Sale

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