

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

46 Newbay Close, Barwon Heads

### 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 \$ 850,000 & \$ 935,000

### Suburb house median sale price

Median price \$ 996,000 Property Type House Suburb Barwon Heads

Period - From April 2019 to June 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 Chris Schumann consider to be most comparable to the property for sale.

| Address of comparable property         | Price      | Date of sale |
|--|------------|--------------|
| <b>1</b> 53 Newbay Close, Barwon Heads | \$ 965,000 | 02/10/2018   |
| <b>2</b> 48 Newbay Close, Barwon Heads | \$ 830,000 | 10/08/2018   |
| <b>3</b> 60 Newbay Close, Barwon Heads | \$ 850,000 | 09/07/2018   |

**OR**

**B.** RT Edgar Bellarine estate agent and Chris Schumann 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 16/09/2019**