

# RT Edgar

## STATEMENT OF INFORMATION

21 October 2017

### Property offered for sale

88 Golf Links Road, Barwon Heads

### Indicative selling price

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

Range between \$795,000 & \$865,000

### Median sale price

|               |             |       |             |        |                    |              |
|---------------|-------------|-------|-------------|--------|--------------------|--------------|
| Median price  | \$931,167   | House | x           | Unit   | Suburb or locality | Barwon Heads |
| Period - From | August 2016 | to    | August 2017 | Source | PDOL               |              |

### Comparable property sales

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

| Address of comparable property     | Price     | Date of sale |
|------------------------------------|-----------|--------------|
| 1 16 Coogee Court, Barwon Heads    | \$900,000 | 25/06/17     |
| 2 90 Golf Links Road, Barwon Heads | \$817,500 | 06/03/17     |
| 3 13 Noble Street, Barwon Heads    | \$855,000 | 15/05/17     |