

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

Lot 25 Birregurra-Forrest Rd Barwon Downs 3243

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$340,000

or range between

&

Median sale price

Median price \$435,000

Property type Land

Suburb Barwon Downs

Period - From 1/1/2023

to

17/12/2023

Source Real Estate.com.au

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 |
|--------------------------------|-------|--------------|
|--------------------------------|-------|--------------|

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|--|-----------|-----------|
| Lot 1, 20 Wallaces Rd Barwon Downs 3243 | \$695,700 | 28/9/2022 |
| Lot 26 Birregurra-Forrest Rd Barwon Downs 3243 | \$345,000 | 1/9/2022 |
| Lot 27 Birregurra-Forrest Rd Barwon Downs 3243 | \$345,000 | 11/9/2022 |

This Statement of Information was prepared on: 17/1/2024