

# **STATEMENT OF INFORMATION**

4/41 HITCHCOCK AVENUE, BARWON HEADS, VIC 3227

PREPARED BY BRENDAN CURRY, HUNTERFRENCH REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/41 HITCHCOCK AVENUE, BARWON**

2 2 2

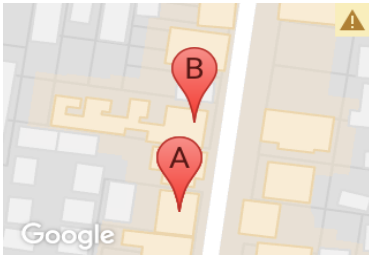
**Indicative Selling Price**

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

**Price Range: \$ 640,000 to \$ 670,000**

Provided by: Brendan Curry, Hunterfrench Real Estate

## MEDIAN SALE PRICE



**BARWON HEADS, VIC, 3227**

**Suburb Median Sale Price (Unit)**

**\$627,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**5/41 HITCHCOCK AVE, BARWON HEADS, VIC**

2 2 2

**Sale Price**

**\$615,000**

Sale Date: 11/05/2017

Distance from Property: 0m



**2/45 HITCHCOCK AVE, BARWON HEADS, VIC**

2 2 1

**Sale Price**

**\$619,000**

Sale Date: 16/08/2016

Distance from Property: 40m



This report has been compiled on 14/08/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/41 HITCHCOCK AVENUE, BARWON HEADS, VIC 3227

### Indicative selling price

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

Price Range: \$ 640,000 to \$ 670,000

### Median sale price

Median price

\$627,000

House

Unit

X

Suburb

BARWON HEADS

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
5/41 HITCHCOCK AVE, BARWON HEADS, VIC 3227	\$615,000	11/05/2017
2/45 HITCHCOCK AVE, BARWON HEADS, VIC 3227	\$619,000	16/08/2016