

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 HARBOUR LINE DRIVE, GOUGHS BAY,  2  1  3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$293,000 to \$324,000**

MEDIAN SALE PRICE



GOUGHS BAY, VIC, 3723

Suburb Median Sale Price (House)

\$251,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6 HILLS RD, GOUGHS BAY, VIC 3723  3  1  3

Sale Price

\$339,500

Sale Date: 29/05/2017

Distance from Property: 1km



24 HILLS RD, GOUGHS BAY, VIC 3723  3  2  3

Sale Price

\$307,000

Sale Date: 23/05/2017

Distance from Property: 1.2km



2 BROADWATER ST, GOUGHS BAY, VIC 3723  3  2  2

Sale Price

\$280,000

Sale Date: 06/02/2016

Distance from Property: 775m



This report has been compiled on 11/10/2017 by John Canavan First National. Property Data Solutions Pty Ltd 2017 - 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 24 HARBOUR LINE DRIVE, GOUGHS BAY, VIC 3723

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$293,000 to \$324,000

Median sale price

Median price \$251,000 House Unit Suburb GOUGHS BAY
Period 01 October 2016 to 30 September 2017 Source 

Comparable property sales

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
6 HILLS RD, GOUGHS BAY, VIC 3723	\$339,500	29/05/2017
24 HILLS RD, GOUGHS BAY, VIC 3723	\$307,000	23/05/2017
2 BROADWATER ST, GOUGHS BAY, VIC 3723	\$280,000	06/02/2016