

STATEMENT OF INFORMATION

2367 SHORELINE DRIVE, THE HONEYSUCKLES, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47A5 of the Estate Agents Act 1960



2367 SHORELINE DRIVE, THE

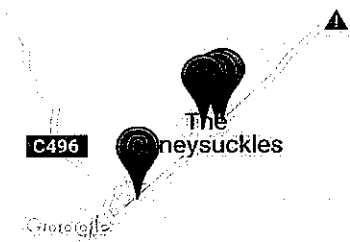
2 1 2

Indicative Selling Price

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

Price Range: **\$263,000 to \$291,000**

MEDIAN SALE PRICE



THE HONEYSUCKLES, VIC, 3851

Suburb Median Sale Price (House)

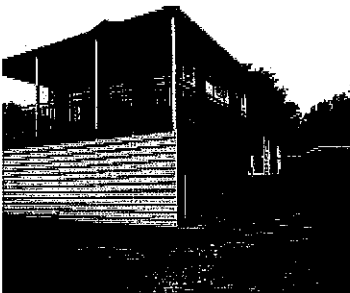
\$265,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties most similar to the subject property, based on location, size, type and features. They are provided for information only and are not intended to be a substitute for a professional valuation. The prices are indicative only and are not intended to be a substitute for a professional valuation.



2310 SHORELINE DR, THE

3 1 2

Sale Price

\$265,000

23/09/2017 - 27/09/2017



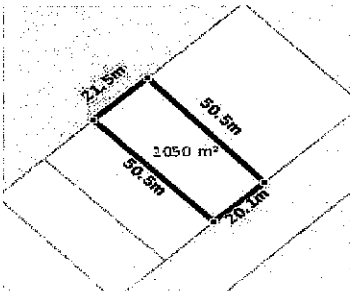
2332 SHORELINE DR, THE

3 1 1

Sale Price

\$275,000

23/09/2017 - 27/09/2017



55 SHORELINE DR, SEASPRAY, VIC 3851

3 1 1

Sale Price

\$290,000

23/09/2017 - 27/09/2017

This report has been compiled on 03/10/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

2367 SHORELINE DRIVE, THE HONEYSUCKLES, VIC 3851

Indicative selling price

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

Price Range:

\$263,000 to \$291,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

THE
HONEYSUCKLES

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
2310 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$265,000	27/04/2017
2332 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$275,000	13/01/2017
55 SHORELINE DR, SEASPRAY, VIC 3851	\$290,000	22/06/2017