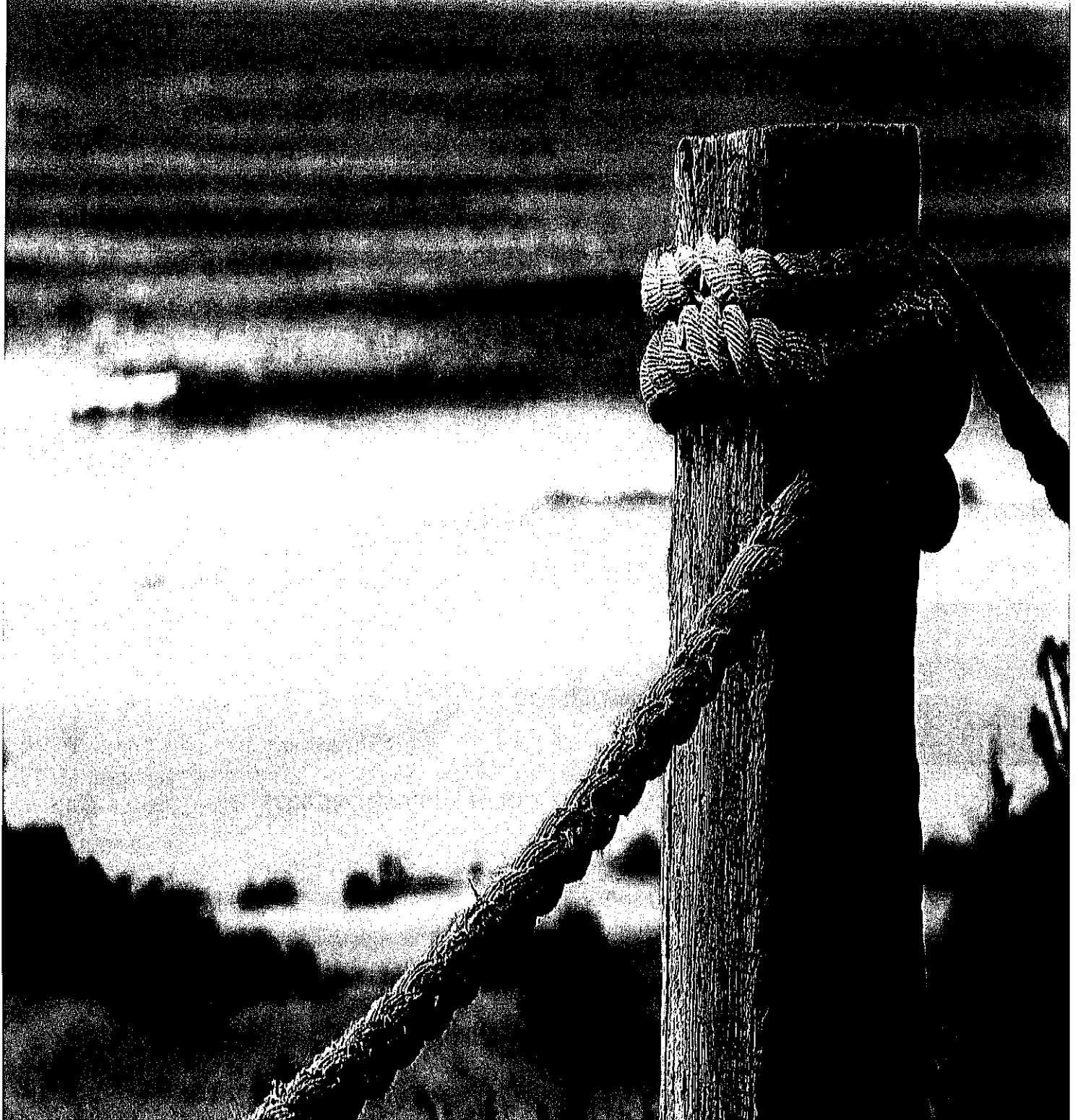


STATEMENT OF INFORMATION

31 MACASSAR CRESCENT, THE HONEYSUCKLES, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 MACASSAR CRESCENT, THE

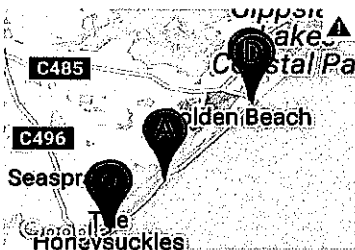


Indicative Selling Price

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

Price Range: **\$66,000 to \$73,000**

MEDIAN SALE PRICE



THE HONEYSUCKLES, VIC, 3851

Suburb Median Sale Price (Vacant Land)

\$77,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

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.



7 GLOMAR DR, GLOMAR BEACH, VIC 3851

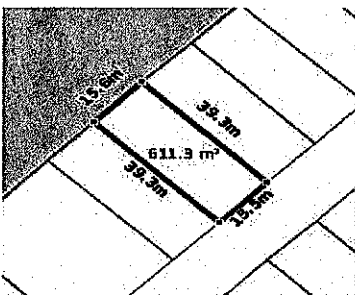


Sale Price

\$60,000

Sale Date: 13/09/2016

Distance from Property: 8.7km



69 SUNBURST AVE, GOLDEN BEACH, VIC 3851



Sale Price

\$60,000

Sale Date: 25/01/2017

Distance from Property: 22km



4 PACIFIC CRT, GOLDEN BEACH, VIC 3851



Sale Price

\$55,000

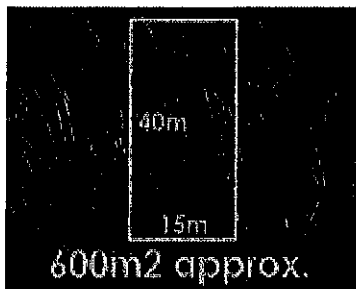
Sale Date: 15/02/2017

Distance from Property: 22km



This report has been compiled on 12/02/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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186 SHORELINE DR, GOLDEN BEACH, VIC 3851 - - -

Sale Price

\$75,000

Sale Date: 27/06/2017

Distance from Property: 22km



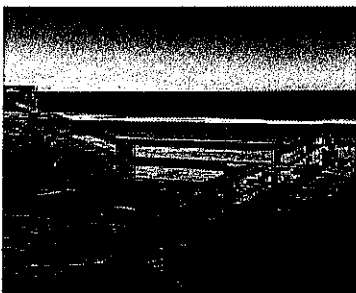
44 ASTRO AVE, GOLDEN BEACH, VIC 3851 - - -

Sale Price

\$82,000

Sale Date: 14/08/2017

Distance from Property: 22km



3 FINISTERRE DR, THE HONEYSUCKLES, VIC - - -

Sale Price

\$97,500

Sale Date: 10/10/2017

Distance from Property: 157m



7 MAFFRA ST, THE HONEYSUCKLES, VIC 3851 - - -

Sale Price

\$60,000

Sale Date: 10/10/2017

Distance from Property: 258m



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

31 MACASSAR CRESCENT, THE HONEYSUCKLES, VIC 3851

Indicative selling price

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

Price Range: \$66,000 to \$73,000

Median sale price

Median price

\$77,000

House

Unit

Suburb

THE
HONEYSUCKLES

Period

01 January 2017 to 31 December
2017

Source


pricfinder

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
7 GLOMAR DR, GLOMAR BEACH, VIC 3851	\$60,000	13/09/2016
69 SUNBURST AVE, GOLDEN BEACH, VIC 3851	\$60,000	25/01/2017
4 PACIFIC CRT, GOLDEN BEACH, VIC 3851	\$55,000	15/02/2017
186 SHORELINE DR, GOLDEN BEACH, VIC 3851	\$75,000	27/06/2017

44 ASTRO AVE, GOLDEN BEACH, VIC 3851	\$82,000	14/08/2017
3 FINISTERRE DR, THE HONEYSUCKLES, VIC 3851	\$97,500	10/10/2017
7 MAFFRA ST, THE HONEYSUCKLES, VIC 3851	\$60,000	10/10/2017

