

**MIRE**

**MANSFIELD  
REAL ESTATE**

## **STATEMENT OF INFORMATION**

14 LAKE DRIVE, HOWQUA INLET, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 LAKE DRIVE, HOWQUA INLET, VIC 3723 - - -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$225,000**

## MEDIAN SALE PRICE



## HOWQUA INLET, VIC, 3723

Suburb Median Sale Price (Vacant Land)

01 July 2016 to 30 June 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.



11 VALLEY FAIR RISE, MACS COVE, VIC 3723 - - -

Sale Price

**\$55,000**

Sale Date: 16/08/2016

Distance from Property: 1.2km



2096 MANSFIELD-WOODS POINT RD, MACS - - 8

Sale Price

**\$400,000**

Sale Date: 02/10/2016

Distance from Property: 1.5km



3066 MANSFIELD-WOODS POINT RD, - - -

Sale Price

**\$195,000**

Sale Date: 19/10/2016

Distance from Property: 3.5km

This report has been compiled on 15/08/2017 by Mansfield 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

14 LAKE DRIVE, HOWQUA INLET, VIC 3723

### Indicative selling price

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

Single Price: \$225,000

### Median sale price

Median price

House

Unit

Suburb

HOWQUA INLET

Period

01 July 2016 to 30 June 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
11 VALLEY FAIR RISE, MACS COVE, VIC 3723	\$55,000	16/08/2016
2096 MANSFIELD-WOODS POINT RD, MACS COVE, VIC 3723	\$400,000	02/10/2016
3060 MANSFIELD-WOODS POINT RD, JAMIESON, VIC 3723	\$195,000	19/10/2016