# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode

18 Grandview Drive Goughs Bay VIC 3723

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$530,000	&	\$590,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$480,000	Prop	erty type	ype House		Suburb	Goughs Bay
Period-from	01 Nov 2020	to	31 Oct 2	2021	Source		Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
5 Harbour Line Drive Goughs Bay VIC 3723	\$625,000	18-Oct-21
4 Harbour Line Drive Goughs Bay VIC 3723	\$535,000	06-Aug-21
2 Harbour Line Drive Goughs Bay VIC 3723	\$618,000	24-Jun-21

OR

**B\*** 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.

This Statement of Information was prepared on: 18 November 2021



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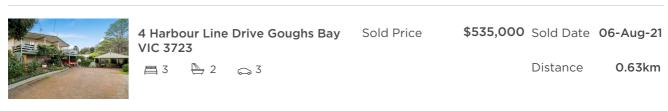
E jenny@districtpropertygroup.com.au



**\$625,000** Sold Date Sold Price 5 Harbour Line Drive Goughs Bay 18-Oct-21 0.58km Distance

Notes from your agent

Well built home with great lake views



Notes from your agent Nice lake views from balcony



RS = Recent sale UN = Undisclosed Sale

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