



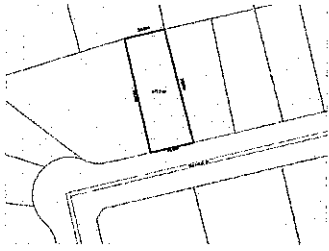
STATEMENT OF INFORMATION

16 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



16 MACASSAR CRESCENT, THE

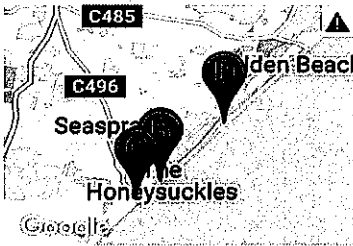
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Indicative Selling Price

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

Price Range: **\$60,000 to \$67,000**

MEDIAN SALE PRICE



THE HONEYSUCKLES, VIC, 3851

Suburb Median Sale Price (House)

\$245,000

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.



38 DAVIS ST, THE HONEYSUCKLES, VIC

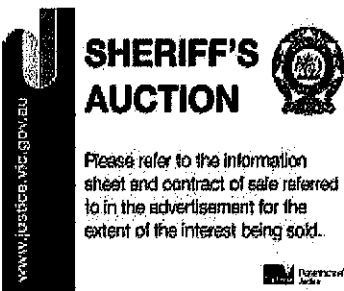
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Sale Price

\$65,500

Sale Date: 02/01/2017

Distance from Property: 121m



41 SELLARS ST, THE HONEYSUCKLES, VIC

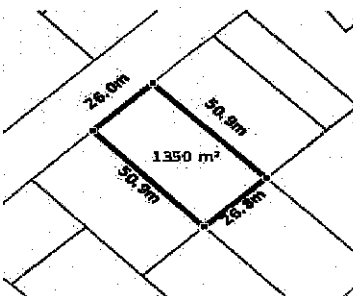
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Sale Price

\$72,600

Sale Date: 11/02/2017

Distance from Property: 215m



28 DAVIS ST, THE HONEYSUCKLES, VIC

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Sale Price

\$72,000

Sale Date: 24/04/2017

Distance from Property: 187m



This report has been compiled on 26/02/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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116 GLOMAR DR, GLOMAR BEACH, VIC

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Sale Price

\$65,000

Sale Date: 11/08/2017

Distance from Property: 9.6km



116 GLOMAR DR, GLOMAR BEACH, VIC

- - -

Sale Price

***\$50,000**

Sale Date: 14/09/2017

Distance from Property: 9.6km



7 MAFFRA ST, THE HONEYSUCKLES, VIC

- - -

Sale Price

\$60,000

Sale Date: 10/10/2017

Distance from Property: 246m



3 GOVERNMENT RD, SEASPRAY, VIC 3851

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Sale Price

***\$60,000**

Sale Date: 26/10/2017

Distance from Property: 3.6km



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

16 MACASSAR CRESCENT, THE HONEYSUCKLES, VIC 3851

Indicative selling price

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

Price Range: \$60,000 to \$67,000

Median sale price

Median price

\$245,000

House

X

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
38 DAVIS ST, THE HONEYSUCKLES, VIC 3851	\$65,500	02/01/2017
41 SELLARS ST, THE HONEYSUCKLES, VIC 3851	\$72,600	11/02/2017
28 DAVIS ST, THE HONEYSUCKLES, VIC 3851	\$72,000	24/04/2017
116 GLOMAR DR, GLOMAR BEACH, VIC 3851	\$65,000	11/08/2017

116 GLOMAR DR, GLOMAR BEACH, VIC 3851	*\$50,000	14/09/2017
7 MAFFRA ST, THE HONEYSUCKLES, VIC 3851	\$60,000	10/10/2017
3 GOVERNMENT RD, SEASPRAY, VIC 3851	*\$60,000	26/10/2017

