



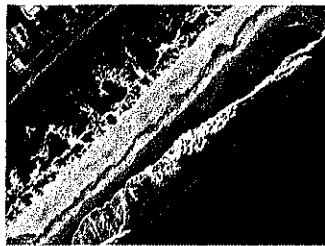
# STATEMENT OF INFORMATION

22 FINISTERRE DRIVE, THE HONEYSUCKLES, VIC-3851

PREPARED BY DAVID WHEELER, HEART PROPERTY, PHONE: 0418 342 575

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 22 FINISTERRE DRIVE, THE

2 1 -

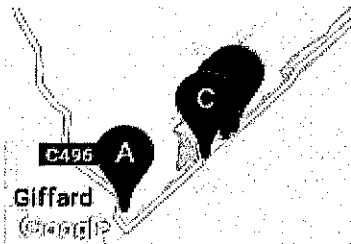
#### Indicative Selling Price

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

Price Range: **\$486,000 to \$535,000**

Provided by: David Wheeler, Heart Property

## MEDIAN SALE PRICE



### THE HONEYSUCKLES, VIC, 3851

Suburb Median Sale Price (House)

**\$382,500**

01 October 2020 to 30 September 2021

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.



### 8 CENTRE RD, SEASPRAY, VIC 3851

3 2 2

#### Sale Price

**\$535,000**

Sale Date: 20/05/2021

Distance from Property: 3.5km



### 2310 SHORELINE DR, THE HONEYSUCKLES,

3 1 2

#### Sale Price

**\$477,500**

Sale Date: 10/03/2021

Distance from Property: 332m



### 15 MCLACHLAN ST, THE HONEYSUCKLES, VIC

3 1 1

#### Sale Price

**\$555,000**

Sale Date: 06/03/2021

Distance from Property: 778m



This report has been compiled on 12/10/2021 by Heart Property . Property Data Solutions Pty Ltd 2021 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

22 FINISTERRE DRIVE, THE HONEYSUCKLES, VIC 3851

### Indicative selling price

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

Price Range: \$486,000 to \$535,000

### Median sale price

Median price \$382,500

Property type

House

Suburb

THE  
HONEYSUCKLES

Period

01 October 2020 to 30 September  
2021

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
8 CENTRE RD, SEASPRAY, VIC 3851	\$535,000	20/05/2021
2310 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$477,500	10/03/2021
15 MCLACHLAN ST, THE HONEYSUCKLES, VIC 3851	\$555,000	06/03/2021

This Statement of Information was prepared on:

12/10/2021

