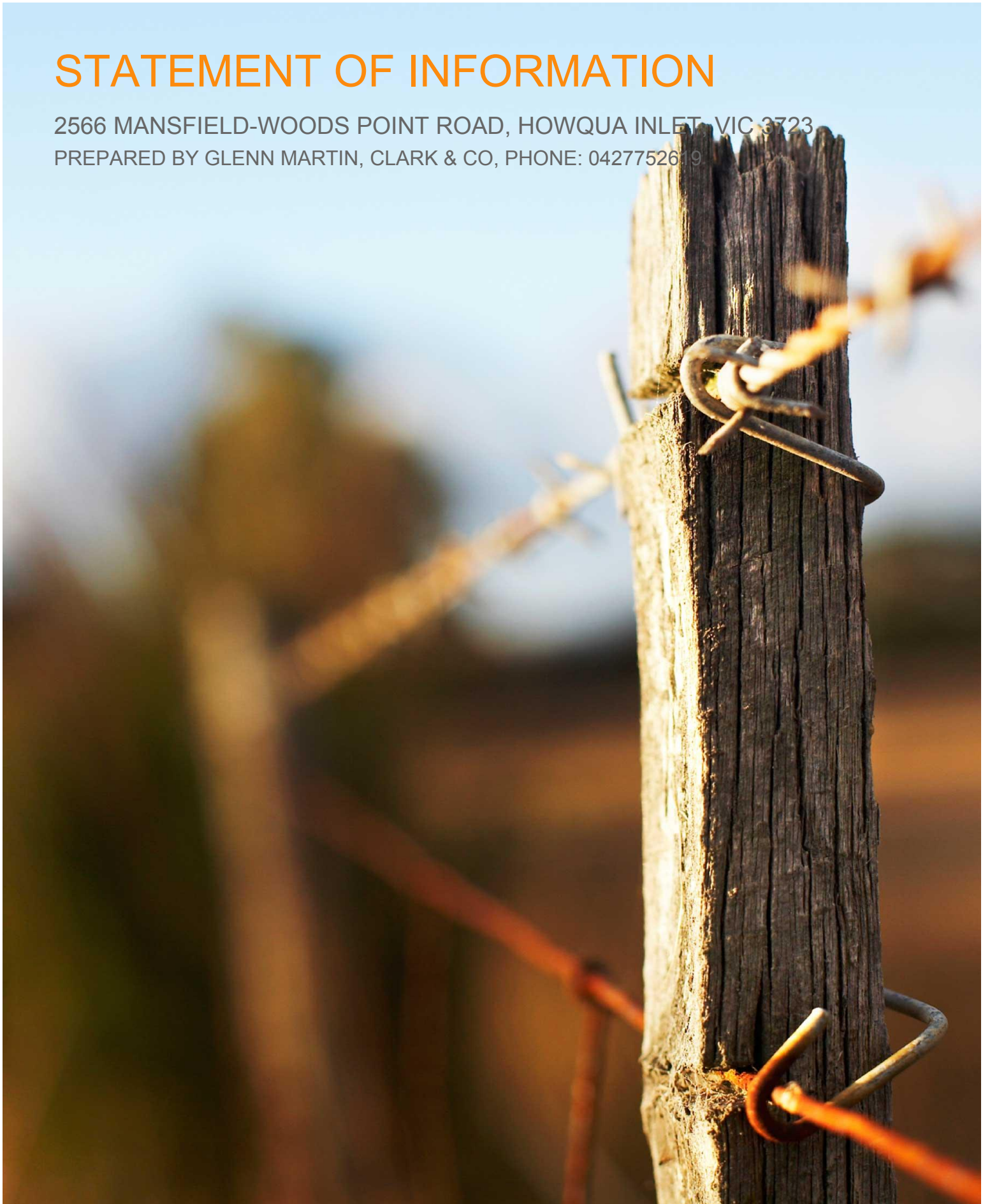


STATEMENT OF INFORMATION

2566 MANSFIELD-WOODS POINT ROAD, HOWQUA INLET, VIC 3723

PREPARED BY GLENN MARTIN, CLARK & CO, PHONE: 0427752619



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2566 MANSFIELD-WOODS POINT ROAD,

3 1 2

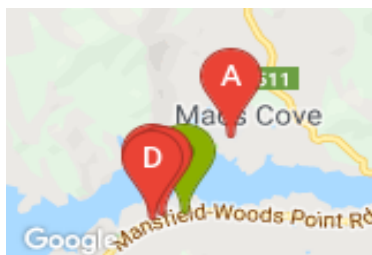
Indicative Selling Price

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

Price Range: \$277,000 to \$305,000

Provided by: Glenn Martin, Clark & Co

MEDIAN SALE PRICE



HOWQUA INLET, VIC, 3723

Suburb Median Sale Price (House)

\$256,500

01 July 2018 to 30 June 2019

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.



74 WILLOW LAKE DR, MACS COVE, VIC 3723

3 2 4

Sale Price

****\$375,000**

Sale Date: 23/05/2019

Distance from Property: 1.2km



2 EDMANSTON AVE, HOWQUA INLET, VIC 3723

3 - -

Sale Price

\$248,000

Sale Date: 29/03/2019

Distance from Property: 321m



14 BARNETTS RD, HOWQUA INLET, VIC 3723

2 2 3

Sale Price

\$265,000

Sale Date: 18/04/2019

Distance from Property: 424m



This report has been compiled on 13/08/2019 by Clark & Co. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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6 BARNETTS RD, HOWQUA INLET, VIC 3723

 2  1  1

Sale Price

\$280,000

Sale Date: 15/11/2018

Distance from Property: 452m



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**.

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.

Property offered for sale

Address
Including suburb and

2566 MANSFIELD-WOODS POINT ROAD, HOWQUA INLET, VIC 3723

Indicative selling price

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

Price Range:

\$277,000 to \$305,000

Median sale price

Median price

\$256,500

House

☒

Unit

☐

Suburb

HOWQUA INLET

Period

01 July 2018 to 30 June 2019

Source

 pricefinder

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

74 WILLOW LAKE DR, MACS COVE, VIC 3723	**\$375,000	23/05/2019
2 EDMANSON AVE, HOWQUA INLET, VIC 3723	\$248,000	29/03/2019
14 BARNETTS RD, HOWQUA INLET, VIC 3723	\$265,000	18/04/2019

6 BARNETTS RD, HOWQUA INLET, VIC 3723	\$280,000	15/11/2018
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