

MIRE

**MANSFIELD
REAL ESTATE**



STATEMENT OF INFORMATION

13 EDMANSON AVENUE, HOWQUA INLET, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 EDMANSON AVENUE, HOWQUA

- -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$375,000**

MEDIAN SALE PRICE



HOWQUA INLET, VIC, 3723

Suburb Median Sale Price (House)

\$280,000

01 April 2019 to 31 March 2020

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.



2 RIVER BEND RISE, MACS COVE, VIC

3 2 6

Sale Price

\$345,000

Sale Date: 14/11/2019

Distance from Property: 1.8km



74 WILLOW LAKE DR, MACS COVE, VIC

3 2 8

Sale Price

\$375,000

Sale Date: 24/05/2019

Distance from Property: 1.4km



2566 MANSFIELD-WOODS POINT RD,

3 1 3

Sale Price

\$280,000

Sale Date: 06/09/2019

Distance from Property: 321m

This report has been compiled on 22/06/2020 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2020 - 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

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

Address
Including suburb and

13 EDMANSON AVENUE, HOWQUA INLET, VIC 3723

Indicative selling price

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

Single Price:

\$375,000

Median sale price

Median price

\$280,000

Property type

House

Suburb

HOWQUA INLET

Period

01 April 2019 to 31 March 2020

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

Price

Date of sale

2 RIVER BEND RISE, MACS COVE, VIC 3723	\$345,000	14/11/2019
74 WILLOW LAKE DR, MACS COVE, VIC 3723	\$375,000	24/05/2019
2566 MANSFIELD-WOODS POINT RD, HOWQUA INLET, VIC 3723	\$280,000	06/09/2019

This Statement of Information was prepared

22/06/2020