

# STATEMENT OF INFORMATION

14 HOWES CREEK-GOUGHS BAY ROAD, GOUGHS BAY, VIC 3723
PREPARED BY MANSFIELD DPG SALES TEAM. DISTRICT PROPERTY GROUP

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 14 HOWES CREEK-GOUGHS BAY ROAD, 🕮 3 🕒 2







**Indicative Selling Price** 

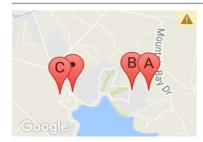
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$244,000 to \$270,000

Provided by: Mansfield DPG Sales Team, District Property Group

### **MEDIAN SALE PRICE**



# **GOUGHS BAY, VIC, 3723**

**Suburb Median Sale Price (House)** 

\$236,500

01 July 2016 to 30 June 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.



27 FOSSICKERS TRL, GOUGHS BAY, VIC 3723







Sale Price

\$247,000

Sale Date: 07/03/2017

Distance from Property: 1km













\$255,000

Sale Date: 20/02/2017

Distance from Property: 779m





7 LYLE CRT, GOUGHS BAY, VIC 3723







**Sale Price** 

\$270.000

Sale Date: 18/10/2016

Distance from Property: 177m



# 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 14 HOWES CREEK-GOUGHS BAY ROAD, GOUGHS BAY, VIC 3723

### Indicative selling price

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

Price Range: \$244,000 to \$270,000

### Median sale price

Median price	\$236,500	House	X	Unit	Suburb	GOUGHS BAY	
Period	01 July 2016 to 30 June 2017			Source	p	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
27 FOSSICKERS TRL, GOUGHS BAY, VIC 3723	\$247,000	07/03/2017
1 SONG BIRD WAY, GOUGHS BAY, VIC 3723	\$255,000	20/02/2017
7 LYLE CRT, GOUGHS BAY, VIC 3723	\$270,000	18/10/2016

