



STATEMENT OF INFORMATION

14 HOWES CREEK-GOUGHES BAY ROAD, GOUGHES 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-GOUGHES BAY ROAD,  **3**  **2**  **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



GOUGHES BAY, VIC, 3723

Suburb Median Sale Price (House)

\$236,500

01 July 2016 to 30 June 2017

Provided by: 

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, GOUGHES BAY, VIC 3723  **3**  **1**  **2**

Sale Price

\$247,000

Sale Date: 07/03/2017

Distance from Property: 1km



1 SONG BIRD WAY, GOUGHES BAY, VIC 3723  **3**  **1**  **-**

Sale Price

\$255,000

Sale Date: 20/02/2017

Distance from Property: 779m



7 LYLE CRT, GOUGHES BAY, VIC 3723  **4**  **2**  **2**

Sale Price

\$270,000

Sale Date: 18/10/2016

Distance from Property: 177m



This report has been compiled on 17/08/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range:

\$244,000 to \$270,000

Median sale price

Median price

\$236,500

House

X

Unit


Suburb

GOUGHES BAY

Period

01 July 2016 to 30 June 2017

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
27 FOSSICKERS TRL, GOUGHES BAY, VIC 3723	\$247,000	07/03/2017
1 SONG BIRD WAY, GOUGHES BAY, VIC 3723	\$255,000	20/02/2017
7 LYLE CRT, GOUGHES BAY, VIC 3723	\$270,000	18/10/2016