

STATEMENT OF INFORMATION

1 MURMURING WAY, GOUGHS BAY, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**1 MURMURING WAY, GOUGHS BAY, VIC**

3
 3
 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$450,000 to \$485,000**

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.

**65 HARBOUR LINE DR, GOUGHS BAY, VIC**

3
 1
 2

Sale Price

\$228,500

Sale Date: 11/05/2017

Distance from Property: 494m

**14 HONEY BEE RUN, GOUGHS BAY, VIC 3723**

3
 2
 2

Sale Price

\$178,000

Sale Date: 14/03/2017

Distance from Property: 763m

**27 FOSSICKERS TRL, GOUGHS BAY, VIC 3723**

3
 1
 2

Sale Price

\$247,000

Sale Date: 07/03/2017

Distance from Property: 389m



This report has been compiled on 15/08/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

1 MURMURING WAY, GOUGHS BAY, VIC 3723

Indicative selling price

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

Price Range:

\$450,000 to \$485,000

Median sale price

Median price

\$236,500

House

X

Unit


Suburb

GOUGHS 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
65 HARBOUR LINE DR, GOUGHS BAY, VIC 3723	\$228,500	11/05/2017
14 HONEY BEE RUN, GOUGHS BAY, VIC 3723	\$178,000	14/03/2017
27 FOSSICKERS TRL, GOUGHS BAY, VIC 3723	\$247,000	07/03/2017