

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 4 BROADWATER STREET, GOUGHS BAY VICTORIA 3723

Indicative selling price

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

Single price \$269,500

Median sale price

Median price \$230,000 House ☒ Suburb or locality GOUGHS BAY

Period - From 1 May 2016 to 1 May 2017 Source Core Logic – RP Data

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
1. 56 HARBOURLINE DRIVE, GOUGHS BAY	\$243,000	07.04.17
2. 67 HARBOURLINE DRIVE, GOUGHS BAY	\$255,000	06.02.17
3. 9 LYLE COURT, GOUGHS BAY	\$265,000	25.07.16