

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 ANCHORAGE WAY, GOUGHS BAY, VIC



Indicative Selling Price

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

Price Range:

\$310,000 to \$340,000

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



GOUGHS BAY, VIC, 3723

Suburb Median Sale Price (House)

\$257,500

01 October 2016 to 30 September 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.



20 FOSSICKERS TRL, GOUGHS BAY, VIC 3723



Sale Price

\$260,000

Sale Date: 10/09/2017

Distance from Property: 280m



14 HOWES CREEK-GOUGHS BAY RD, GOUGHS



Sale Price

\$285,000

Sale Date: 06/09/2017

Distance from Property: 656m



7 HONEY BEE RUN, GOUGHS BAY, VIC 3723



Sale Price

\$320,000

Sale Date: 30/06/2017

Distance from Property: 410m



This report has been compiled on 27/12/2017 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:

\$310,000 to \$340,000

Median sale price

Median price

\$257,500

House

X

Unit


Suburb

GOUGHS BAY

Period

01 October 2016 to 30 September 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
20 FOSSICKERS TRL, GOUGHS BAY, VIC 3723	\$260,000	10/09/2017
14 HOWES CREEK-GOUGHS BAY RD, GOUGHS BAY, VIC 3723	\$285,000	06/09/2017
7 HONEY BEE RUN, GOUGHS BAY, VIC 3723	\$320,000	30/06/2017