

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Catherine Street Goughs Bay VIC 3723

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Goughs Bay

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

48 Harbour Line Drive Goughs Bay VIC 3723	\$450,000	28-Jul-21
2 Harbour Line Drive Goughs Bay VIC 3723	\$618,000	24-Jun-21
14 Honey Bee Run Goughs Bay VIC 3723	\$485,000	26-Mar-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 03 October 2021



48 Harbour Line Drive Goughs Bay VIC 3723

 2  1  1

Sold Price

\$450,000

Sold Date

28-Jul-21

Distance

0.55km



2 Harbour Line Drive Goughs Bay VIC 3723

 2  1  4

Sold Price

\$618,000

Sold Date

24-Jun-21

Distance

0.35km

Notes from your agent

Sold for \$618,000.



14 Honey Bee Run Goughs Bay VIC 3723

 3  2  2

Sold Price

\$485,000

Sold Date

26-Mar-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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