

STATEMENT OF INFORMATION

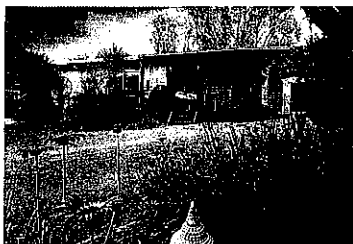
25 FINISTERRE DRIVE, THE HONEYSUCKLES, VIC 3851

PREPARED BY MARK HURST, HEART PROPERTY, PHONE: 0409 442 532



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1988



25 FINISTERRE DRIVE, THE

 2  2  2

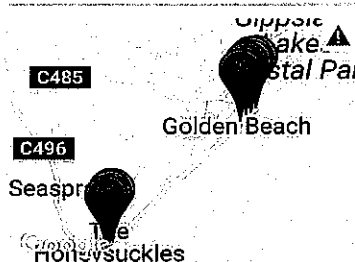
Indicative Selling Price

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

Price Range: **\$210,000 to \$235,000**

Provided by: Mark Hurst, Heart Property

MEDIAN SALE PRICE




THE HONEYSUCKLES, VIC, 3851

Suburb Median Sale Price (House)

\$236,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the past 12 months that the agent's representative considers to be most comparable to the property for sale

36 GOLDEN BEACH DR, GOLDEN BEACH, VIC

 2  1  4



Sale Price

***\$220,000**

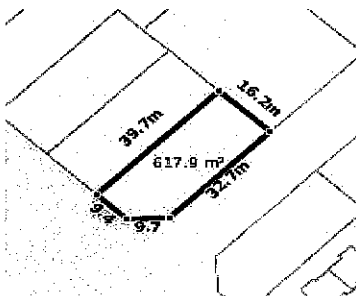
Sale Date: 16/04/2017

Distance from Property: 5.0km



12 SURF EDGE DR, GOLDEN BEACH, VIC 3851

 2  -  -



Sale Price

\$175,000

Sale Date: 11/05/17



9 SEA BREEZE AVE, GOLDEN BEACH, VIC 3851

 2  1  2



Sale Price

\$209,000

Sale Date: 11/05/17



This report has been compiled on 19/06/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 MACASSAR CRES, THE HONEYSUCKLES, VIC

2 1 1

Sale Price

\$235,000

Sale Date: 11/02/17

Distance from Property: 402 m



4 STARGLOW WAY, GOLDEN BEACH, VIC 3851

3 1 5

Sale Price

Price Withheld

Sale Date: 11/02/17

Distance from Property: 21 m



2332 SHORELINE DR, THE HONEYSUCKLES,

3 1 1

Sale Price

\$275,000

Sale Date: 11/02/17

Distance from Property: 40 m



1 LINCOLN CRT, THE HONEYSUCKLES, VIC

4 2 2

Sale Price

***\$333,000**

Sale Date: 11/02/17

Distance from Property: 400 m



9 OCEAN CRT, GOLDEN BEACH, VIC 3851

4 2 5

Sale Price

Price Withheld



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

25 FINISTERRE DRIVE, THE HONEYSUCKLES, VIC 3851

Indicative selling price

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

Price Range: \$210,000 to \$235,000

Median sale price

Median price

\$236,000

House

☒

Unit

☐

Suburb

THE
HONEYSUCKLES

Period

01 April 2016 to 31 March 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
36 GOLDEN BEACH DR, GOLDEN BEACH, VIC 3851	*\$220,000	06/04/2017
12 SURF EDGE DR, GOLDEN BEACH, VIC 3851	\$175,000	11/03/2017
9 SEA BREEZE AVE, GOLDEN BEACH, VIC 3851	\$209,000	27/02/2017
3 MACASSAR CRES, THE HONEYSUCKLES, VIC 3851	\$235,000	01/02/2017

4 STARGLOW WAY, GOLDEN BEACH, VIC 3851	Price Withheld	13/04/2017
2332 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$275,000	13/01/2017
1 LINCOLN CRT, THE HONEYSUCKLES, VIC 3851	*\$333,000	13/04/2017
9 OCEAN CRT, GOLDEN BEACH, VIC 3851	Price Withheld	04/03/2017

