

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**75 MALCOLM STREET, MANSFIELD, VIC**

 2  2  -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$395,000**

Provided by: Sales Team, John Canavan First National

## MEDIAN SALE PRICE



**MANSFIELD, VIC, 3722**

**Suburb Median Sale Price (House)**

**\$420,000**

01 January 2017 to 31 December 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.



**39 REDGUM DR, MANSFIELD, VIC 3722**

 2  -  -

**Sale Price**

**\$410,350**

Sale Date: 28/08/2017

Distance from Property: 1.7km



**1/52 CAMBRIDGE DR, MANSFIELD, VIC 3722**

 2  2  1

**Sale Price**

**\$380,000**

Sale Date: 30/05/2017

Distance from Property: 1.8km



**6 FARRALL CRT, MANSFIELD, VIC 3722**

 3  2  1

**Sale Price**

**\$385,000**

Sale Date: 09/03/2017

Distance from Property: 1km



This report has been compiled on 20/03/2018 by John Canavan First National. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

75 MALCOLM STREET, MANSFIELD, VIC 3722

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$395,000

Median sale price

Median price

\$420,000

House

X

Unit

Suburb

MANSFIELD

Period

01 January 2017 to 31 December 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 |
|----------------------------------------|-----------|--------------|
| 39 REDGUM DR, MANSFIELD, VIC 3722      | \$410,350 | 28/08/2017   |
| 1/52 CAMBRIDGE DR, MANSFIELD, VIC 3722 | \$380,000 | 30/05/2017   |
| 6 FARRALL CRT, MANSFIELD, VIC 3722     | \$385,000 | 09/03/2017   |