

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 BELLVIEW COURT, MANSFIELD, VIC

 4  2  2

Indicative Selling Price

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

Single Price: **\$538,500**

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.



27 HIGHTON LANE, MANSFIELD, VIC 3722

 4  2  2

Sale Price

\$460,000

Sale Date: 20/11/2017

Distance from Property: 208m



5 DONOVANS WAY, MANSFIELD, VIC 3722

 4  2  2

Sale Price

\$545,000

Sale Date: 12/09/2017

Distance from Property: 2.5km



11 KENT CRT, MANSFIELD, VIC 3722

 3  2  2

Sale Price

\$510,000

Sale Date: 15/09/2016

Distance from Property: 1.6km



This report has been compiled on 16/03/2018 by John Canavan First National. Property Data Solutions Pty Ltd 2018 - 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

7 BELLVIEW COURT, MANSFIELD, VIC 3722

Indicative selling price

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

Single Price:

\$538,500

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
27 HIGHTON LANE, MANSFIELD, VIC 3722	\$460,000	20/11/2017
5 DONOVANS WAY, MANSFIELD, VIC 3722	\$545,000	12/09/2017
11 KENT CRT, MANSFIELD, VIC 3722	\$510,000	15/09/2016