

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/77 CAMBRIDGE DRIVE, MANSFIELD, VIC**  3  2  2

### Indicative Selling Price

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

**Price Range: \$420,000 to \$450,000**

Provided by: Mansfield DPG Sales Team, District Property Group

## MEDIAN SALE PRICE



**MANSFIELD, VIC, 3722**

Suburb Median Sale Price (Unit)

**\$200,000**

01 April 2017 to 31 March 2018

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.



**1/3 BELLVIEW CRT, MANSFIELD, VIC 3722**  2  2  2

Sale Price

**\$375,000**

Sale Date: 02/10/2017

Distance from Property: 1.6km



**16/35 MALCOLM ST, MANSFIELD, VIC 3722**  2  2  1

Sale Price

**\$340,000**

Sale Date: 07/03/2017

Distance from Property: 1.4km



**2/38 AILSA ST, MANSFIELD, VIC 3722**  2  2  2

Sale Price

**\$350,000**

Sale Date: 13/01/2017

Distance from Property: 1.1km



This report has been compiled on 11/05/2018 by District Property Group. 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

2/77 CAMBRIDGE DRIVE, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range:

\$420,000 to \$450,000

Median sale price

Median price

\$200,000

House

Unit

X


Suburb

MANSFIELD

Period

01 April 2017 to 31 March 2018

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
1/3 BELLVIEW CRT, MANSFIELD, VIC 3722	\$375,000	02/10/2017
16/35 MALCOLM ST, MANSFIELD, VIC 3722	\$340,000	07/03/2017
2/38 AILSA ST, MANSFIELD, VIC 3722	\$350,000	13/01/2017