

**MIRE**

**MANSFIELD  
REAL ESTATE**



## **STATEMENT OF INFORMATION**

12 VILLAGE WAY, MACS COVE, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**LEASED**MANSFIELD  
REAL ESTATE**12 VILLAGE WAY, MACS COVE, VIC 3723**

2



1

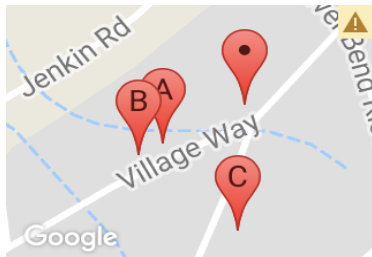


1

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$195,000 to \$195,000**

## MEDIAN SALE PRICE

**MACS COVE, VIC, 3723**

Suburb Median Sale Price (House)

**\$242,500**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## 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.

**20 VILLAGE WAY, MACS COVE, VIC 3723**

2



1



1

Sale Price

**Price Withheld**

Sale Date: 02/02/2018

Distance from Property: 75m

**22 VILLAGE WAY, MACS COVE, VIC 3723**

3



1



2

Sale Price

**\*\$225,000**

Sale Date: 30/10/2017

Distance from Property: 99m

**32 VALLEY FAIR RISE, MACS COVE, VIC 3723**

3



1



3

Sale Price

**\$245,000**

Sale Date: 04/10/2017

Distance from Property: 113m

This report has been compiled on 09/02/2018 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

12 VILLAGE WAY, MACS COVE, VIC 3723

Indicative selling price

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

Price Range:

\$195,000 to \$195,000

Median sale price

Median price

\$242,500

House

X

Unit


Suburb

MACS COVE

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
20 VILLAGE WAY, MACS COVE, VIC 3723	Price Withheld	02/02/2018
22 VILLAGE WAY, MACS COVE, VIC 3723	*\$225,000	30/10/2017
32 VALLEY FAIR RISE, MACS COVE, VIC 3723	\$245,000	04/10/2017