

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Godwills Road Mansfield VIC 3722

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,500

Property type

Land

Suburb

Mansfield

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

371 Monkey Gully Road Mansfield VIC 3722	\$1,250,000	10-Sep-21
225 Piries-Goughs Bay Road Piries VIC 3723	\$1,225,000	05-Jan-21
39 Ogilvies Road Mansfield VIC 3722	\$1,450,000	10-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 February 2022



371 Monkey Gully Road Mansfield VIC 3722

Sold Price **\$1,250,000** Sold Date **10-Sep-21**

 3  2  -

Distance **4.67km**



225 Piries-Goughs Bay Road Piries VIC 3723

Sold Price **\$1,225,000** Sold Date **05-Jan-21**

 3  3  2

Distance **4.04km**



39 Ogilvies Road Mansfield VIC 3722

Sold Price **\$1,450,000** Sold Date **10-May-21**

 5  3  4

Distance **5.93km**

RS = Recent sale

UN = Undisclosed Sale

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