

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

7/5 MIDLAND HIGHWAY 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Mansfield

Period-from

01 Jul 2021

to

30 Jun 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

4/20 KITCHEN STREET MANSFIELD VIC 3722	\$410,000	10-Mar-22
1/8 SOMERSET CRESCENT MANSFIELD VIC 3722	\$420,000	22-Jan-21
2/8 SOMERSET CRESCENT MANSFIELD VIC 3722	\$430,000	12-Feb-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: 17 July 2022


4/20 KITCHEN STREET MANSFIELD VIC 3722
 2  1  1

Sold Price \$410,000 Sold Date 10-Mar-22

Distance **0.43km**

1/8 SOMERSET CRESCENT MANSFIELD VIC 3722
 3  2  2

Sold Price \$420,000 Sold Date 22-Jan-21

Distance **0.09km**

2/8 SOMERSET CRESCENT MANSFIELD VIC 3722
 3  2  2

Sold Price \$430,000 Sold Date 12-Feb-21

Distance **0.08km**
RS = Recent sale

UN = Undisclosed Sale

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