

Statement of Information  
**Internet advertising for single residential property  
 located within or outside the Melbourne metropolitan  
 area**

Sections 47AF of the *Estate Agents Act 1980*

**Indicative selling price**

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

Single price

**Median sale price**

Median price  \*House  Suburb or locality   
 Period - From  to  Source

**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
1	7 Mitchell Court, Mansfield	\$ 820,000	30/01/2024
2	26 New Street, Mansfield	\$ 870,000	29/12/2023
3	23 Peak Court, Mansfield	\$ 795,000	9/08/2023