



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



351 MALCOLM STREET, MANSFIELD, VIC 🕮 4 🕒 2 🚓 2

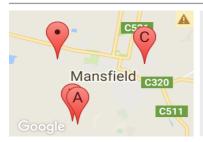
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$1,100,000 to \$1,200,000

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (House)

\$433,500

01 October 2016 to 30 September 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.



91 MERINDA WAY, MANSFIELD, VIC 3722







Sale Price

\$710,000

Sale Date: 25/05/2016

Distance from Property: 3.9km





122 MERINDA WAY, MANSFIELD, VIC 3722







Sale Price

\$1,200,000

Sale Date: 14/10/2016

Distance from Property: 3.7km





98 MT BATTERY RD, MANSFIELD, VIC 3722







Sale Price

\$830,000

Sale Date: 27/05/2017

Distance from Property: 4.6km



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	351 MALCOLM STREET, MANSFIELD, VIC 3722
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,100,000 to \$1,200,000

Median sale price

Median price	\$433,500	House	Unit	Suburb	MANSFIELD
Period	01 October 2016 to 30 September 2017		Source	p	ricefinder

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
91 MERINDA WAY, MANSFIELD, VIC 3722	\$710,000	25/05/2016
122 MERINDA WAY, MANSFIELD, VIC 3722	\$1,200,000	14/10/2016
98 MT BATTERY RD, MANSFIELD, VIC 3722	\$830,000	27/05/2017

