



# STATEMENT OF INFORMATION

351 MALCOLM STREET, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD DPG SALES TEAM, DISTRICT PROPERTY GROUP



## 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](http://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: 

## 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**

 4  2  8

Sale Price

**\$710,000**

Sale Date: 25/05/2016

Distance from Property: 3.9km



**122 MERINDA WAY, MANSFIELD, VIC 3722**

 5  3  8

Sale Price

**\$1,200,000**

Sale Date: 14/10/2016

Distance from Property: 3.7km



**98 MT BATTERY RD, MANSFIELD, VIC 3722**

 4  2  2

Sale Price

**\$830,000**

Sale Date: 27/05/2017

Distance from Property: 4.6km



This report has been compiled on 11/10/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

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Price Range:

\$1,100,000 to \$1,200,000

Median sale price

Median price

\$433,500

House

X

Unit


Suburb

MANSFIELD

Period

01 October 2016 to 30 September 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
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