

MIRE

**MANSFIELD
REAL ESTATE**



STATEMENT OF INFORMATION

2 ELM PLACE, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

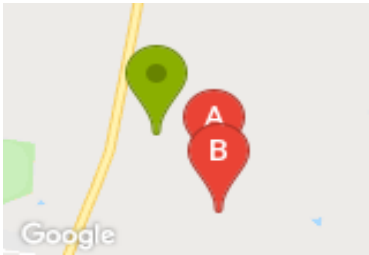
Section 47AF of the Estate Agents Act 1980

**2 ELM PLACE, MANSFIELD, VIC 3722**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$169,950**

MEDIAN SALE PRICE

**MANSFIELD, VIC, 3722**

Suburb Median Sale Price (Vacant Land)

\$173,950

01 January 2018 to 31 December 2018

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.

**5 JENNY CRT, MANSFIELD, VIC 3722**

Sale Price

\$180,000

Sale Date: 17/08/2018

Distance from Property: 493m

**40 OAKSFORD DR, MANSFIELD, VIC 3722**

Sale Price

\$152,500

Sale Date: 27/08/2018

Distance from Property: 704m

**35 DIANELLA CT, MANSFIELD, VIC 3722**

Sale Price

****\$164,950**

Sale Date: 05/09/2018

Distance from Property: 282m

This report has been compiled on 04/02/2019 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 ELM PLACE, MANSFIELD, VIC 3722

Indicative selling price

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

Single Price: \$169,950

Median sale price

Median price \$173,950

House

Unit

Suburb

MANSFIELD

Period

01 January 2018 to 31 December 2018

Source

 pricfinder

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
5 JENNY CRT, MANSFIELD, VIC 3722	\$180,000	17/08/2018
40 OAKSFORD DR, MANSFIELD, VIC 3722	\$152,500	27/08/2018
35 DIANELLA CT, MANSFIELD, VIC 3722	**\$164,950	05/09/2018