STATEMENT OF INFORMATION

3 CHRISTENSEN STREET, SAWMILL SETTLEMENT, VIC 3723 PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

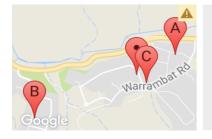
MRE MANSFIELD REALESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



SAWMILL SETTLEMENT, VIC, 3723

Suburb Median Sale Price (House)

\$258,000

01 July 2016 to 30 June 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.



UNDER

DPG

7 PINNACLE RD, SAWMILL SETTLEMENT, VIC 二 3 ھ 1 **2 Sale Price Price Withheld** Sale Date: 21/07/2017 Distance from Property: 293m **19 CHANGUE RD, MERRIJIG, VIC 3723** ___3 ھ 1 Æ 2 **Sale Price Price Withheld** Sale Date: 19/06/2017 Distance from Property: 744m 28 WARRAMBAT RD, SAWMILL SETTLEMENT, 📇 3 چ 3 Sale Price *\$270.000 Sale Date: 31/05/2017

Distance from Property: 86m



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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 3 CHRISTENSEN STREET, SAWMILL SETTLEMENT, VIC 3723

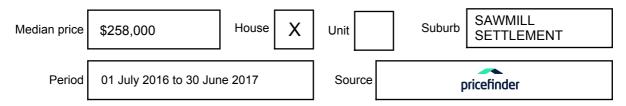
Indicative selling price

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

Single Price:

: \$510,000

Median sale price



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
7 PINNACLE RD, SAWMILL SETTLEMENT, VIC 3723	Price Withheld	21/07/2017
19 CHANGUE RD, MERRIJIG, VIC 3723	Price Withheld	19/06/2017
28 WARRAMBAT RD, SAWMILL SETTLEMENT, VIC 3723	*\$270,000	31/05/2017

