



**MANSFIELD  
REAL ESTATE**

## **STATEMENT OF INFORMATION**

3 CHRISTENSEN STREET, SAWMILL SETTLEMENT, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 3 CHRISTENSEN STREET, SAWMILL

4
 2
 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$510,000**

## 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.



## 7 PINNACLE RD, SAWMILL SETTLEMENT, VIC

3
 1
 2

Sale Price

**Price Withheld**

Sale Date: 21/07/2017

Distance from Property: 293m



## 19 CHANGUE RD, MERRIJIG, VIC 3723

3
 1
 2

Sale Price

**Price Withheld**

Sale Date: 19/06/2017

Distance from Property: 744m



## 28 WARRAMBAT RD, SAWMILL SETTLEMENT,

3
 3
 -

Sale Price

**\*\$270,000**

Sale Date: 31/05/2017

Distance from Property: 86m



This report has been compiled on 15/08/2017 by Mansfield Real Estate. 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

3 CHRISTENSEN STREET, SAWMILL SETTLEMENT, VIC 3723

Indicative selling price

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

Single Price:

\$510,000

Median sale price

Median price

\$258,000

House

X

Unit


Suburb

SAWMILL  
SETTLEMENT

Period

01 July 2016 to 30 June 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
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