#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 27 ELVINS STREET, MANSFIELD, VIC 3722 🕮 3 🕒 2







**Indicative Selling Price** 

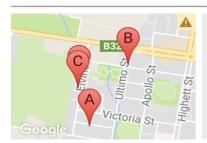
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$470,000 to \$515,000

Provided by: Mansfield DPG Sales Team, District Property Group

### **MEDIAN SALE PRICE**



# MANSFIELD, VIC, 3722

**Suburb Median Sale Price (House)** 

\$417,500

01 April 2017 to 31 March 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.



16 CRICKET ST, MANSFIELD, VIC 3722







Sale Price

\*\$430,000

Sale Date: 18/04/2018

Distance from Property: 324m





33 CURIA ST, MANSFIELD, VIC 3722









Sale Price

\*\*\$515,000

Sale Date: 09/04/2018

Distance from Property: 348m





31 ELVINS ST, MANSFIELD, VIC 3722







**Sale Price** 

\*\$425,000

Sale Date: 16/05/2018

Distance from Property: 37m



# 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 27 ELVINS STREET, MANSFIELD, VIC 3722

## Indicative selling price

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

Price Range: \$470,000 to \$515,000

### Median sale price

Median price	\$417,500	House	Χ	Unit	Suburb	MANSFIELD	
Period	01 April 2017 to 31 March 2018			Source	p	pricefinder	

### 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
16 CRICKET ST, MANSFIELD, VIC 3722	*\$430,000	18/04/2018
33 CURIA ST, MANSFIELD, VIC 3722	**\$515,000	09/04/2018
31 ELVINS ST, MANSFIELD, VIC 3722	*\$425,000	16/05/2018