

# STATEMENT OF INFORMATION

23 FINLASON STREET, MANSFIELD, VIC 3722
PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 23 FINLASON STREET, MANSFIELD, VIC





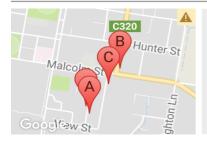


**Indicative Selling Price** 

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

Single Price: \$298,000

#### **MEDIAN SALE PRICE**



# MANSFIELD, VIC, 3722

**Suburb Median Sale Price (House)** 

\$407,500

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.



#### 30 FINLASON ST, MANSFIELD, VIC 3722







**Sale Price** 

\*\$278,500

Sale Date: 07/08/2017

Distance from Property: 57m





### 58 CHENERY ST, MANSFIELD, VIC 3722









**Sale Price** 

#### **Price Withheld**

Sale Date: 01/08/2017

Distance from Property: 354m





4 REYNOLDS ST, MANSFIELD, VIC 3722







Sale Price

\$310,000

Sale Date: 03/06/2017

Distance from Property: 218m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

Property	offered f	or sale
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Address Including suburb and postcode	23 FINLASON STREET, MANSFIELD, VIC 3722
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# Indicative selling price

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

Single Price: \$298,000

# Median sale price

Median price	\$407,500	House	X	Unit		Suburb	MANSFIELD
Period	01 July 2016 to 30 June 2017		Source	e	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
30 FINLASON ST, MANSFIELD, VIC 3722	*\$278,500	07/08/2017
58 CHENERY ST, MANSFIELD, VIC 3722	Price Withheld	01/08/2017
4 REYNOLDS ST, MANSFIELD, VIC 3722	\$310,000	03/06/2017

