



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

LEASEDMANSFIELD
REAL ESTATE**23 FINLASON STREET, MANSFIELD, VIC**

3



1



1

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**

3



1



2

Sale Price

***\$278,500**

Sale Date: 07/08/2017

Distance from Property: 57m

**58 CHENERY ST, MANSFIELD, VIC 3722**

3



2



1

Sale Price

Price Withheld

Sale Date: 01/08/2017

Distance from Property: 354m

**4 REYNOLDS ST, MANSFIELD, VIC 3722**

3



1



1

Sale Price

\$310,000

Sale Date: 03/06/2017

Distance from Property: 218m

This report has been compiled on 24/08/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - 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

23 FINLASON STREET, MANSFIELD, VIC 3722

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



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