



STATEMENT OF INFORMATION

1/3 BELLVIEW COURT, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD DPG SALES TEAM, DISTRICT PROPERTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/3 BELLVIEW COURT, MANSFIELD, VIC

 3  2  2

Indicative Selling Price

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

Single Price:

\$375,000

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (House)

\$415,000

01 July 2016 to 30 June 2017

Provided by: 

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.



2/7 BELLVIEW CRT, MANSFIELD, VIC 3722

 3  2  2

Sale Price

\$315,000

Sale Date: 02/06/2016

Distance from Property: 25m



2/38 AILSA ST, MANSFIELD, VIC 3722

 2  2  2

Sale Price

\$350,000

Sale Date: 13/01/2017

Distance from Property: 674m



4/38 AILSA ST, MANSFIELD, VIC 3722

 2  2  1

Sale Price

\$368,000

Sale Date: 08/10/2016

Distance from Property: 634m



This report has been compiled on 27/09/2017 by District Property Group. 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

1/3 BELLVIEW COURT, MANSFIELD, VIC 3722

Indicative selling price

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

Single Price:

\$375,000

Median sale price

Median price

\$415,000

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
2/7 BELLVIEW CRT, MANSFIELD, VIC 3722	\$315,000	02/06/2016
2/38 AILSA ST, MANSFIELD, VIC 3722	\$350,000	13/01/2017
4/38 AILSA ST, MANSFIELD, VIC 3722	\$368,000	08/10/2016