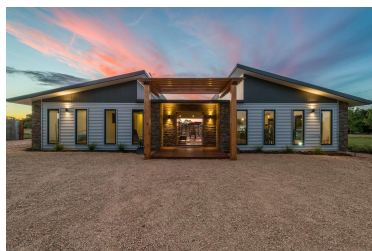


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



178 MALCOLM STREET, MANSFIELD, VIC  3  3  4

Indicative Selling Price

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

Price Range: \$675,000 to \$695,000

Provided by: Sales Team, John Canavan First National

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (Other)

\$122,500

01 October 2016 to 30 September 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.



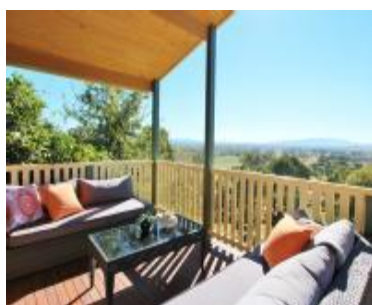
44 DUNDAS CRT, MANSFIELD, VIC 3722  4  2  -

Sale Price

\$715,000

Sale Date: 13/12/2016

Distance from Property: 4.2km



129 STONELEIGH RD, MANSFIELD, VIC 3722  3  2  4

Sale Price

\$760,000

Sale Date: 19/05/2017

Distance from Property: 523m



439 HOWES CREEK RD, MANSFIELD, VIC 3722  4  3  5

Sale Price

\$645,000

Sale Date: 18/05/2016

Distance from Property: 5km



This report has been compiled on 27/12/2017 by John Canavan First National. 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

178 MALCOLM STREET, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range:

\$675,000 to \$695,000

Median sale price

Median price

\$122,500

House

X

Unit


Suburb

MANSFIELD

Period

01 October 2016 to 30 September 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
44 DUNDAS CRT, MANSFIELD, VIC 3722	\$715,000	13/12/2016
129 STONELEIGH RD, MANSFIELD, VIC 3722	\$760,000	19/05/2017
439 HOWES CREEK RD, MANSFIELD, VIC 3722	\$645,000	18/05/2016