### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 164 MALCOLM STREET, MANSFIELD, VIC 🚐 3 🕒 2 😂 -







**Indicative Selling Price** 

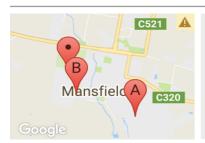
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$530,000 to \$580,000

Provided by: Mansfield DPG Sales Team, District Property Group

### **MEDIAN SALE PRICE**



# MANSFIELD, VIC, 3722

**Suburb Median Sale Price (House)** 

\$417,500

01 January 2017 to 31 December 2017

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



92 HIGHTON LANE, MANSFIELD, VIC 3722







Sale Price

\$553,000

Sale Date: 16/10/2017

Distance from Property: 2.1km





72 STONELEIGH RD, MANSFIELD, VIC 3722







Sale Price

\$427,000

Sale Date: 21/04/2017

Distance from Property: 618m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

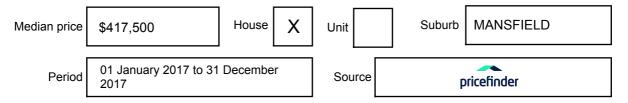
Address Including suburb and postcode	164 MALCOLM STREET, MANSFIELD, VIC 3722
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### Indicative selling price

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

Price Range: \$530,000 to \$580,000

## Median sale price



### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
92 HIGHTON LANE, MANSFIELD, VIC 3722	\$553,000	16/10/2017
72 STONELEIGH RD, MANSFIELD, VIC 3722	\$427,000	21/04/2017