Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

109 MALCOLM STREET MANSFIELD VIC 3722

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | \$1,950,000 | or range between | | & | | | |
|---|-------------|---|--|---|--|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | |

| Median Price | \$780,000 | Prope | Property type | | House | Suburb | Mansfield |
|--------------|-------------|-------|---------------|------|--------|--------|-----------|
| Period-from | 01 Feb 2024 | to | 31 Jan 2 | 2025 | Source | | Corelogic |

Comparable property sales (*Delete A or B below as applicable)

A* 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 | |
|--|-------------|--------------|--|
| 120B MALCOLM STREET MANSFIELD VIC 3722 | \$2,010,000 | 02-Dec-21 | |
| 13 AVOCA COURT MANSFIELD VIC 3722 | \$1,410,000 | 21-Apr-22 | |
| 10 STOCKMANS DRIVE MANSFIELD VIC 3722 | \$1,600,000 | 19-Feb-22 | |

OR

B* 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.

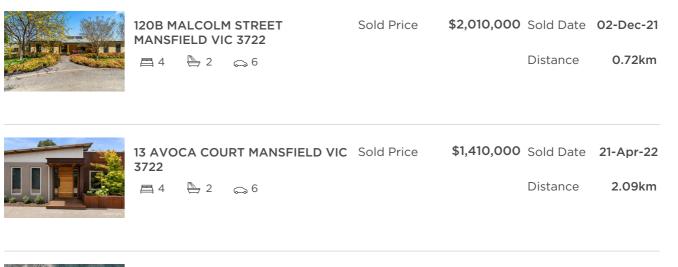
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District Property Group Real estate agents with a difference! Jenny Gould P 1300 222 262 M 0425 737 037

E jenny@dpg.au



| 10 STOCKMANS DRIVE MANSFIELD Sold Price VIC 3722 | | | | | \$1,600,000 | Sold Date | 19-Feb-22 | |
|--|---|------------|--|--|-------------|-----------|-----------|--|
| 酉 4 | 2 | ⊜ 2 | | | | Distance | 1.03km | |

RS = Recent sale UN = Undisclosed Sale

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