# 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	<del>or range</del> <del>between</del>		&			
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.

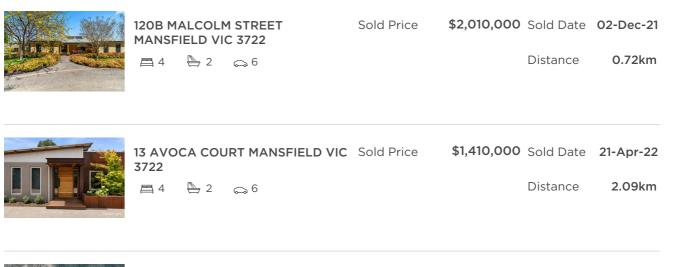
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District Property Group Real estate agents with a difference! Jenny Gould P 1300 222 262 M 0425 737 037

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

RS = Recent sale UN = Undisclosed Sale

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