

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

4 CAROB COURT 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

or range
between

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Mansfield

Period-from

01 Sep 2022

to

31 Aug 2023

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

11 CAROB COURT MANSFIELD VIC 3722	\$850,000	14-Feb-23
56A AILSA STREET MANSFIELD VIC 3722	\$880,000	29-May-23
316 DEAD HORSE LANE MANSFIELD VIC 3722	\$880,000	04-Jul-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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11 CAROB COURT MANSFIELD VIC 3722

4 2 4

Sold Price

\$850,000

Sold Date

14-Feb-23

Distance

0.07km



56A AILSA STREET MANSFIELD VIC 3722

3 2 1

Sold Price

\$880,000

Sold Date

29-May-23

Distance

1.51km



316 DEAD HORSE LANE MANSFIELD VIC 3722

4 2 4

Sold Price

Sold Date

04-Jul-22

Distance

2.82km

RS = Recent sale

UN = Undisclosed Sale

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