

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 Samaria Views Stage 3 Highlands View Mansfield VIC 3722

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$445,000 Property type *Vacant Land* Suburb Mansfield VIC 3722

Period - From 01/08/2022 to 31/07/2023 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
21 Lomandra Way, Mansfield VIC 3722	\$435,000	13/05/2022
10 Dianella Court, Mansfield VIC 3722	\$445,00	25/10/2022
70 Donovans Way, Mansfield VIC 3722	\$425,000	10/02/2023

This Statement of Information was prepared on: 30/08/2023