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

69 MONKEY GULLY ROAD MANSFIELD VIC 3722

Indicative selling price

Period-from

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

Single Price		or rang betwee		&	\$770,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$645,000	Property type	House	Suburb	Mansfield					

28 Feb 2022

Source

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

01 Mar 2021

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.

to

Address of comparable property	Price	Date of sale	
5 OLYMPIC STREET MANSFIELD VIC 3722	\$820,000	19-Jan-22	
162 MALCOLM STREET MANSFIELD VIC 3722	\$840,000	16-Dec-21	
27 HUNTER STREET MANSFIELD VIC 3722	\$835,000	07-Oct-21	

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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consumer.vic.gov.au



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5 OLYMPIC STREET MANSFIELD
Sold Price
Sold Date
19-Jan-22

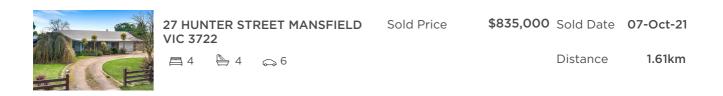
VIC 3722
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162 MA VIC 372		STREET MANSFIELD	Sold Price	^{RS} \$840,000	Sold Date	16-Dec-21
酉 4	2	୍ଦ ⁻			Distance	1.93km

Notes from your agent

Vendors were keen to sell as they had purchased another property.



RS = Recent sale UN = Undisclosed Sale

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