

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

290 BARWITE ROAD 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

\$1,760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Farm

Suburb

Mansfield

Period-from

01 Jun 2023

to

31 May 2024

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

75 MCLEOD LANE MANSFIELD VIC 3722	\$2,300,000	02-Aug-23
165 MELBA ROAD BARWITE VIC 3722	\$1,625,000	24-Feb-23
253 MCLEOD LANE MANSFIELD VIC 3722	\$3,100,000	09-Feb-24

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.~~

This Statement of Information was prepared on: 09 June 2024

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75 MCLEOD LANE MANSFIELD VIC 3722 Sold Price **\$2,300,000** Sold Date **02-Aug-23**

 4  2  2

Distance **2.2km**



165 MELBA ROAD BARWITE VIC 3722 Sold Price **\$1,625,000** Sold Date **24-Feb-23**

 3  2  3

Distance **4.96km**



253 MCLEOD LANE MANSFIELD VIC 3722 Sold Price ^{RS} **\$3,100,000** ^{UN} Sold Date **09-Feb-24**

 4  2  8

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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