

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 CAMBRIDGE DRIVE, MANSFIELD, VIC 🕮 4 🕒 2 😂 2







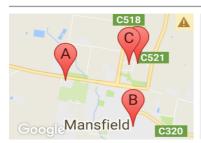
Indicative Selling Price

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

Single Price: \$480,000

Provided by: Sales Team, John Canavan First National

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (House)

\$418,750

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



7 CLUB CRT, MANSFIELD, VIC 3722







Sale Price

\$485,000

Sale Date: 10/03/2016

Distance from Property: 2km













\$478,000

Sale Date: 23/02/2016

Distance from Property: 1.8km





11 KENT CRT, MANSFIELD, VIC 3722









Sale Price

\$510,000

Sale Date: 15/09/2016

Distance from Property: 245m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	42 CAMBRIDGE DRIVE, MANSFIELD, VIC 3722
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Indicative selling price

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

Single Price:	\$480,000	

Median sale price

Median price	\$418,750	House	Χ	Unit	Suburb	MANSFIELD
Period	01 October 2016 to 30 September 2017		Source	p	ricefinder	

Comparable property sales

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
7 CLUB CRT, MANSFIELD, VIC 3722	\$485,000	10/03/2016
13 STEWART ST, MANSFIELD, VIC 3722	\$478,000	23/02/2016
11 KENT CRT, MANSFIELD, VIC 3722	\$510,000	15/09/2016