



District Property Group Pty Ltd T/A District Property Group
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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 Lots 1-5 and 7, Mansfield Heights (25 & 29 Monkey Gully Road, Mansfield VIC 3722)

Including suburb or
 locality and postcode

Indicative selling price

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

Single price \$385,000 or range between \$* & \$

Median sale price

Median price \$445,000 Property Type Land Suburb or Locality Mansfield
 Period - From 01/08/2022 to 31/07/2023 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
1 31 Williams Drive, Mansfield VIC 3722	\$355,000	18/06/2023
2 160 Highton Lane, Mansfield VIC 3722	\$380,000	20/09/2022
3 8 Kent Court, Mansfield VIC 3722	\$417,000	25/08/2022

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: 29/08/2023