

MIRE

**MANSFIELD
REAL ESTATE**



STATEMENT OF INFORMATION

2/22 MALCOLM STREET, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**2/22 MALCOLM STREET, MANSFIELD, VIC** 2 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$329,500 to \$329,500**

MEDIAN SALE PRICE

**MANSFIELD, VIC, 3722**

Suburb Median Sale Price (Unit)

\$222,500

01 January 2017 to 31 December 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.

**1/13 MALCOLM ST, MANSFIELD, VIC 3722** 2 1 1

Sale Price

Price Withheld

Sale Date: 15/12/2017

Distance from Property: 133m

**1/3 BELLVIEW CRT, MANSFIELD, VIC 3722** 2 2 2

Sale Price

\$375,000

Sale Date: 02/10/2017

Distance from Property: 177m

**1/34 HUNTER ST, MANSFIELD, VIC 3722** 2 - -

Sale Price

\$340,000

Sale Date: 20/09/2017

Distance from Property: 321m

This report has been compiled on 17/01/2018 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

2/22 MALCOLM STREET, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range:

\$329,500 to \$329,500

Median sale price

Median price

\$222,500

House

Unit

X


Suburb

MANSFIELD

Period

01 January 2017 to 31 December 2017

Source



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
1/13 MALCOLM ST, MANSFIELD, VIC 3722	Price Withheld	15/12/2017
1/3 BELLVIEW CRT, MANSFIELD, VIC 3722	\$375,000	02/10/2017
1/34 HUNTER ST, MANSFIELD, VIC 3722	\$340,000	20/09/2017