

MIRE

**MANSFIELD
REAL ESTATE**



STATEMENT OF INFORMATION

DONOVANS WAY, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



DONOVANS WAY, MANSFIELD, VIC 3722

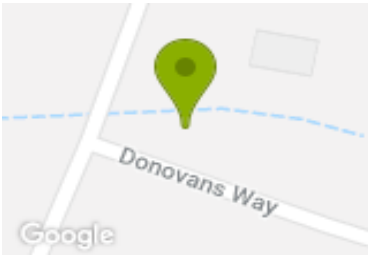


Indicative Selling Price

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

Price Range: **null**

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (Vacant Land)

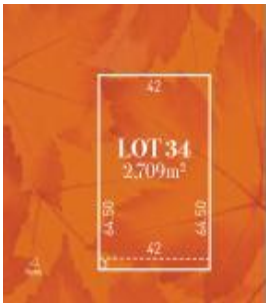
\$172,475

01 January 2018 to 31 December 2018

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.



34 DIANELLA CT, MANSFIELD, VIC 3722



Sale Price

****\$169,950**

Sale Date: 16/12/2018

Distance from Property: 671m



72 LOMANDRA WAY, MANSFIELD, VIC 3722

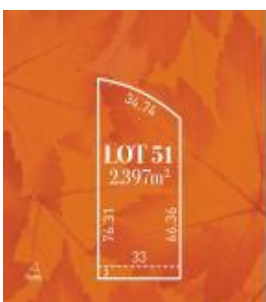


Sale Price

****\$185,000**

Sale Date: 26/11/2018

Distance from Property: 493m



51 LOMANDRA WAY, MANSFIELD, VIC 3722



Sale Price

****\$174,950**

Sale Date: 13/11/2018

Distance from Property: 493m

This report has been compiled on 16/03/2019 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

DONOVANS WAY, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range:

Median sale price

Median price

\$172,475

House

Unit

Suburb

MANSFIELD

Period

01 January 2018 to 31 December 2018

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

34 DIANELLA CT, MANSFIELD, VIC 3722	**\$169,950	16/12/2018
72 LOMANDRA WAY, MANSFIELD, VIC 3722	**\$185,000	26/11/2018
51 LOMANDRA WAY, MANSFIELD, VIC 3722	**\$174,950	13/11/2018