

**MIRE**

**MANSFIELD  
REAL ESTATE**



## **STATEMENT OF INFORMATION**

14 VICTORIA STREET, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

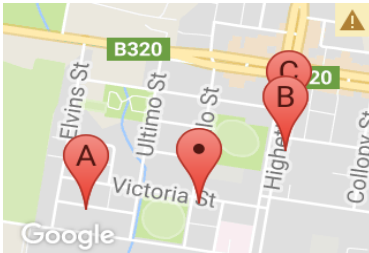
**14 VICTORIA STREET, MANSFIELD, VIC**

3
 1
 3

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$440,000**

## MEDIAN SALE PRICE

**MANSFIELD, VIC, 3722**

Suburb Median Sale Price (House)

**\$412,675**

01 April 2017 to 31 March 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.

**16 CRICKET ST, MANSFIELD, VIC 3722**

3
 2
 1

## Sale Price

**\*\$430,000**

Sale Date: 18/04/2018

Distance from Property: 374m

**44 HIGHETT ST, MANSFIELD, VIC 3722**

3
 1
 2

## Sale Price

**\$450,000**

Sale Date: 07/03/2018

Distance from Property: 341m

**36 HIGHETT ST, MANSFIELD, VIC 3722**

3
 1
 1

## Sale Price

**\*\*\$510,000**

Sale Date: 24/01/2018

Distance from Property: 412m



This report has been compiled on 30/04/2018 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

14 VICTORIA STREET, MANSFIELD, VIC 3722

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$440,000

Median sale price

Median price

\$412,675

House

X

Unit


Suburb

MANSFIELD

Period

01 April 2017 to 31 March 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
16 CRICKET ST, MANSFIELD, VIC 3722	*\$430,000	18/04/2018
44 HIGHETT ST, MANSFIELD, VIC 3722	\$450,000	07/03/2018
36 HIGHETT ST, MANSFIELD, VIC 3722	**\$510,000	24/01/2018