



STATEMENT OF INFORMATION

39 ELVINS STREET, MANSFIELD, VIC 3722 PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 ELVINS STREET, MANSFIELD, VIC 3722 🕮 3 🕒 2 🚓 2







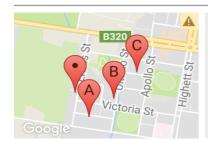
Indicative Selling Price

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

Single Price:

\$475,000

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







Sale Price

*\$430,000

Sale Date: 18/04/2018

Distance from Property: 198m





19 ULTIMO ST, MANSFIELD, VIC 3722









Sale Price

\$298,000

Sale Date: 01/12/2017

Distance from Property: 260m





3 OLYMPIC ST, MANSFIELD, VIC 3722







Sale Price

**\$500,000

Sale Date: 26/03/2018

Distance from Property: 434m



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	39 ELVINS STREET, MANSFIELD, VIC 3722
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Indicative selling price

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

Single Price:	\$475,000

Median sale price

Median price	\$412,675	House	X	Unit	Suburb	MANSFIELD
Period	01 April 2017 to 31 March 2018			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
16 CRICKET ST, MANSFIELD, VIC 3722	*\$430,000	18/04/2018
19 ULTIMO ST, MANSFIELD, VIC 3722	\$298,000	01/12/2017
3 OLYMPIC ST, MANSFIELD, VIC 3722	**\$500,000	26/03/2018