

MIRE

**MANSFIELD
REAL ESTATE**



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/underquotingSingle 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** 3  2  1

Sale Price

***\$430,000**

Sale Date: 18/04/2018

Distance from Property: 198m

**19 ULTIMO ST, MANSFIELD, VIC 3722** 3  1  1

Sale Price

\$298,000

Sale Date: 01/12/2017

Distance from Property: 260m

**3 OLYMPIC ST, MANSFIELD, VIC 3722** 4  2  4

Sale Price

****\$500,000**

Sale Date: 26/03/2018

Distance from Property: 434m

This report has been compiled on 03/05/2018 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

39 ELVINS STREET, MANSFIELD, VIC 3722

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



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