Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

	5 JENNY	COURT	MANSFIELD	VIC 3722
--	----------------	-------	-----------	----------

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range betweer	31 200 000	&	\$1,650,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$780,000	Property type	House	Suburb	Mansfield
1					

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

A* 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.

to

Address of comparable property	Price	Date of sale
8 CASUARINA CLOSE MANSFIELD VIC 3722	\$1,483,800	12-Apr-24
20 MAPLE TREE BOULEVARD MANSFIELD VIC 3722	\$1,325,000	07-Jun-24
7 LOMANDRA WAY MANSFIELD VIC 3722	\$2,100,000	01-Feb-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11 February 2025

Source



Corelogic

consumer.vic.gov.au