



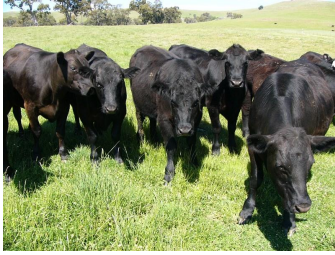
# STATEMENT OF INFORMATION

585 KILMUIR LANE, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**585 KILMUIR LANE, MANSFIELD, VIC 3722**

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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$695,000**

## MEDIAN SALE PRICE

**MANSFIELD, VIC, 3722**

Suburb Median Sale Price (Vacant Land)

**\$190,000**

01 July 2016 to 30 June 2017

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 STEWART ST, MANSFIELD, VIC 3722**

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## Sale Price

**\$320,000**

Sale Date: 27/02/2017

Distance from Property: 4.1km

**22 THE PDE, MANSFIELD, VIC 3722**

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## Sale Price

**Price Withheld**

Sale Date: 01/04/2017

Distance from Property: 3.5km

**38 OAKSFORD DR, MANSFIELD, VIC 3722**

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## Sale Price

**\$175,000**

Sale Date: 28/06/2017

Distance from Property: 1.2km



This report has been compiled on 15/08/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - [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

585 KILMUIR LANE, 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:

\$695,000

Median sale price

Median price

\$190,000

House

Unit


Suburb

MANSFIELD

Period

01 July 2016 to 30 June 2017

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 STEWART ST, MANSFIELD, VIC 3722	\$320,000	27/02/2017
22 THE PDE, MANSFIELD, VIC 3722	Price Withheld	01/04/2017
38 OAKSFORD DR, MANSFIELD, VIC 3722	\$175,000	28/06/2017