

MIRE

**MANSFIELD
REAL ESTATE**



STATEMENT OF INFORMATION

21B WARRAMBAT ROAD, SAWMILL SETTLEMENT, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21B WARRAMBAT ROAD, SAWMILL

4
 2
 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$595,000**

MEDIAN SALE PRICE



SAWMILL SETTLEMENT, VIC, 3723

Suburb Median Sale Price (House)

\$277,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 WARRAMBAT RD, SAWMILL SETTLEMENT,

3
 1
 -

Sale Price

***\$305,000**

Sale Date: 25/03/2018

Distance from Property: 286m



2 ROBIN CRT, SAWMILL SETTLEMENT, VIC

3
 1
 2

Sale Price

****\$395,000**

Sale Date: 14/03/2018

Distance from Property: 185m



This report has been compiled on 28/05/2018 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

21B WARRAMBAT ROAD, SAWMILL SETTLEMENT, VIC 3723

Indicative selling price

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

Single Price:

\$595,000

Median sale price

Median price

\$277,500

House

X

Unit


Suburb

SAWMILL
SETTLEMENT

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
7 WARRAMBAT RD, SAWMILL SETTLEMENT, VIC 3723	*\$305,000	25/03/2018
2 ROBIN CRT, SAWMILL SETTLEMENT, VIC 3723	**\$395,000	14/03/2018