



## **STATEMENT OF INFORMATION**

22 CAMPAGNOLOS ROAD, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD DPG SALES TEAM, DISTRICT PROPERTY GROUP

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 CAMPAGNOLOS ROAD, MANSFIELD,**

 3  1  3

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$597,000 to \$660,000**

Provided by: Mansfield DPG Sales Team, District Property Group

## MEDIAN SALE PRICE



**MANSFIELD, VIC, 3722**

Suburb Median Sale Price (House)

**\$404,500**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**86 LOYOLA DR, MANSFIELD, VIC 3722**

 4  2  3

Sale Price

**\$665,000**

Sale Date: 10/08/2016

Distance from Property: 1.4km



**140 FORD DR, MANSFIELD, VIC 3722**

 3  3  6

Sale Price

**\$575,000**

Sale Date: 17/09/2016

Distance from Property: 3.6km



**439 HOWES CREEK RD, MANSFIELD, VIC 3722**

 4  3  5

Sale Price

**\$645,000**

Sale Date: 18/05/2016

Distance from Property: 3.2km



This report has been compiled on 29/07/2017 by District Property Group. 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

22 CAMPAGNOLOS ROAD, MANSFIELD, VIC 3722

Indicative selling price

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Price Range:

\$597,000 to \$660,000

Median sale price

Median price

\$404,500

House

X

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
86 LOYOLA DR, MANSFIELD, VIC 3722	\$665,000	10/08/2016
140 FORD DR, MANSFIELD, VIC 3722	\$575,000	17/09/2016
439 HOWES CREEK RD, MANSFIELD, VIC 3722	\$645,000	18/05/2016