

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



441 HOWES CREEK ROAD, MANSFIELD,

 4  2  2

Indicative Selling Price

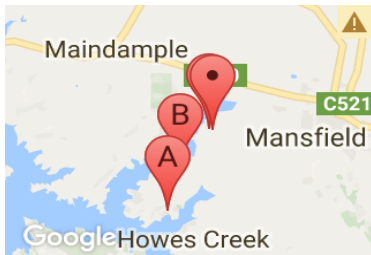
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$770,000 to \$810,000

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (House)

\$420,000

01 October 2016 to 30 September 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.



285 CAMPAGNOLOS RD, MANSFIELD, VIC

 4  2  6

Sale Price

\$970,000

Sale Date: 16/01/2017

Distance from Property: 5.3km



86 LOYOLA DR, MANSFIELD, VIC 3722

 4  2  3

Sale Price

\$665,000

Sale Date: 10/08/2016

Distance from Property: 2.8km



454 HOWES CREEK RD, MANSFIELD, VIC 3722

 3  4  10

Sale Price

\$825,000

Sale Date: 14/11/2016

Distance from Property: 221m



This report has been compiled on 01/12/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - 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

441 HOWES CREEK ROAD, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range:

\$770,000 to \$810,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

MANSFIELD

Period

01 October 2016 to 30 September 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
285 CAMPAGNOLOS RD, MANSFIELD, VIC 3722	\$970,000	16/01/2017
86 LOYOLA DR, MANSFIELD, VIC 3722	\$665,000	10/08/2016
454 HOWES CREEK RD, MANSFIELD, VIC 3722	\$825,000	14/11/2016