

8 Mansfield Avenue, Mount Clear Vic 3350



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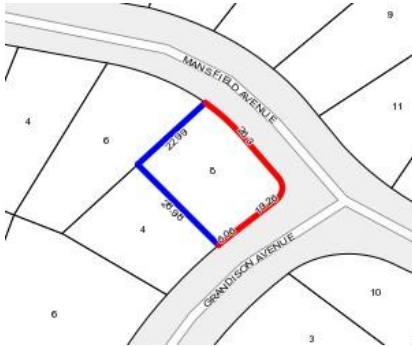
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Indicative Selling Price

\$299,000

Median House Price

March quarter 2017: \$348,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



11 Mansfield Av MOUNT CLEAR 3350 (REI/VG) **Agent Comments**



Price: \$310,000

Method: Private Sale

Date: 07/11/2016

Rooms: 4

Property Type: House

Land Size: 664 sqm approx



109 Mansfield Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 21/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 732 sqm approx



5 Hermitage Av MOUNT CLEAR 3350 (REI/VG) **Agent Comments**



Price: \$287,500

Method: Private Sale

Date: 16/12/2016

Rooms: 4

Property Type: House

Land Size: 629 sqm approx

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 or
locality and postcode

8 Mansfield Avenue, Mount Clear Vic 3350

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$348,000

House

X

Suburb or locality

Mount Clear

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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
11 Mansfield Av MOUNT CLEAR 3350	\$310,000	07/11/2016
109 Mansfield Av MOUNT CLEAR 3350	\$300,000	21/11/2016
5 Hermitage Av MOUNT CLEAR 3350	\$287,500	16/12/2016