# 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

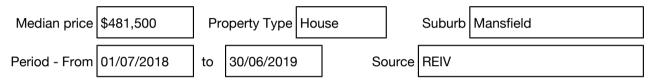
9 Jenny Court, Mansfield Vic 3722

#### Indicative selling price

For the mean	ing of this price	see consumer	r.vic.gov.au/und	erquoting	

Single price \$830,000

#### Median sale price



## Comparable property sales (\*Delete A or B below as applicable)

A\* 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.

Add	dress of comparable property	Price	Date of sale
1	82a Malcolm St MANSFIELD 3722	\$850,000	23/10/2018
2	264 Glenroy Rd MANSFIELD 3722	\$800,000	08/10/2018
3	6 Saddle Ct MANSFIELD 3722	\$790,000	29/03/2019

OR

**B**\* 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.

This Statement of Information was prepared on:

16/09/2019 12:42









Property Type: Land Land Size: 2300 sqm approx Agent Comments Indicative Selling Price \$830,000 Median House Price Year ending June 2019: \$481,500

# **Comparable Properties**



82a Malcolm St MANSFIELD 3722 (VG)



Price: \$850,000 Method: Sale Date: 23/10/2018 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 16540 sqm approx

Agent Comments

Agent Comments



Price: \$800,000 Method: Sale Date: 08/10/2018 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 40200 sqm approx

6 Saddle Ct MANSFIELD 3722 (VG)

Agent Comments



Price: \$790,000 Method: Sale Date: 29/03/2019 Property Type: House (Res) Land Size: 2172 sqm approx

Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.