

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

Single price

\$830,000

Median sale price

Median price

\$481,500

Property Type

House

Suburb

Mansfield

Period - From

01/07/2018

to

30/06/2019

Source

REIV

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.

	Address 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:

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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)

Agent Comments



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

264 Glenroy Rd MANSFIELD 3722 (VG)

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