

MIRE

**MANSFIELD
REAL ESTATE**



STATEMENT OF INFORMATION

18 VALLEY FAIR RISE, MACS COVE, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**18 VALLEY FAIR RISE, MACS COVE, VIC**

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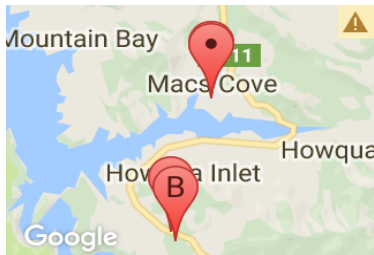
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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$235,000**

MEDIAN SALE PRICE

**MACS COVE, VIC, 3723****Suburb Median Sale Price (Vacant Land)****\$225,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.

**21 VALLEY FAIR RISE, MACS COVE, VIC 3723**

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Sale Price***\$51,000**

Sale Date: 22/11/2017

Distance from Property: 63m

**MANSFIELD-WOODS POINT RD, JAMIESON,**

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Sale Price**\$150,000**

Sale Date: 28/09/2017

Distance from Property: 4.2km

**MANSFIELD-WOODS POINT RD, JAMIESON,**

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Sale Price**\$240,000**

Sale Date: 11/08/2017

Distance from Property: 4km

This report has been compiled on 28/11/2017 by Mansfield Real Estate. 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

18 VALLEY FAIR RISE, MACS COVE, VIC 3723

Indicative selling price

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

Single Price:

\$235,000

Median sale price

Median price

\$225,000

House

X

Unit


Suburb

MACS COVE

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
21 VALLEY FAIR RISE, MACS COVE, VIC 3723	*\$51,000	22/11/2017
MANSFIELD-WOODS POINT RD, JAMIESON, VIC 3723	\$150,000	28/09/2017
MANSFIELD-WOODS POINT RD, JAMIESON, VIC 3723	\$240,000	11/08/2017