

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/5-7 OLD MILL ROAD, MANSFIELD, VIC

 3  2  2

Indicative Selling Price

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

Price Range: \$355,000 to \$370,000

Provided by: Sales Team, John Canavan First National

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (Unit)

\$235,000

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.



1/52 CAMBRIDGE DR, MANSFIELD, VIC 3722

 3  2  1

Sale Price

***\$380,000**

Sale Date: 05/06/2017

Distance from Property: 469m



4/38 AILSA ST, MANSFIELD, VIC 3722

 3  2  1

Sale Price

\$368,000

Sale Date: 08/10/2016

Distance from Property: 904m



39 HIGHTON LANE, MANSFIELD, VIC 3722

 3  2  2

Sale Price

\$359,000

Sale Date: 13/09/2016

Distance from Property: 1.9km



This report has been compiled on 27/10/2017 by John Canavan First National. 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

1/5-7 OLD MILL ROAD, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range:

\$355,000 to \$370,000

Median sale price

Median price

\$235,000

House

Unit

X

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
1/52 CAMBRIDGE DR, MANSFIELD, VIC 3722	*\$380,000	05/06/2017
4/38 AILSA ST, MANSFIELD, VIC 3722	\$368,000	08/10/2016
39 HIGHTON LANE, MANSFIELD, VIC 3722	\$359,000	13/09/2016