### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 2/37 SOMERSET CRESCENT, MANSFIELD, 🕮 2 🕒 2

#### **Indicative Selling Price**

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

Price Range: \$335,000 to \$365,000

Provided by: Mansfield DPG Sales Team, District Property Group

### **MEDIAN SALE PRICE**



# MANSFIELD, VIC, 3722

**Suburb Median Sale Price (Unit)** 

\$200,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

### **COMPARABLE PROPERTIES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



16/35 MALCOLM ST, MANSFIELD, VIC 3722







Sale Price

\$340,000

Sale Date: 07/03/2017

Distance from Property: 1.3km





2/38 AILSA ST, MANSFIELD, VIC 3722

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**Sale Price** 

\$350,000

Sale Date: 13/01/2017

Distance from Property: 948m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### **Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

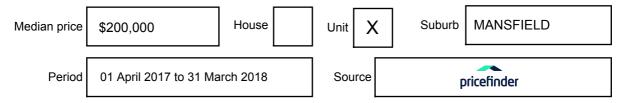
Address Including suburb and postcode	2/37 SOMERSET CRESCENT, MANSFIELD, VIC 3722
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### Indicative selling price

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

Price Range: \$335,000 to \$365,000

## Median sale price



### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
16/35 MALCOLM ST, MANSFIELD, VIC 3722	\$340,000	07/03/2017
2/38 AILSA ST, MANSFIELD, VIC 3722	\$350,000	13/01/2017