



# STATEMENT OF INFORMATION

1 WILLOW LAKE DRIVE, MACS COVE, VIC 3723
PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 1 WILLOW LAKE DRIVE, MACS COVE, VIC 🕮 3 🕒 -





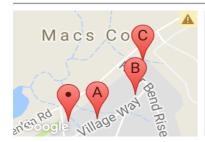


**Indicative Selling Price** 

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

**Price Range:** 

#### **MEDIAN SALE PRICE**



### MACS COVE, VIC, 3723

**Suburb Median Sale Price (House)** 

\$238,500

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.



#### 22 VILLAGE WAY, MACS COVE, VIC 3723







Sale Price

\*\$225,000

Sale Date: 30/10/2017

Distance from Property: 96m





#### 6 VILLAGE WAY, MACS COVE, VIC 3723







Sale Price

\$195,000

Sale Date: 28/08/2017

Distance from Property: 240m





45 JENKIN RD, MACS COVE, VIC 3723







**Sale Price** 

**Price Withheld** 

Sale Date: 17/10/2017

Distance from Property: 325m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

pricefinder

Property offered for sale							
Address Including suburb and postcode	1 WILLOW LAKE DRIVE, MACS COVE, VIC 3723						
Indicative selling	price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Price Range:							
Median sale price							
Median price	\$238,500	House	Х	Unit		Suburb	MACS COVE

#### Comparable property sales

Period

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.

Source

01 October 2016 to 30 September

Address of comparable property	Price	Date of sale
22 VILLAGE WAY, MACS COVE, VIC 3723	*\$225,000	30/10/2017
6 VILLAGE WAY, MACS COVE, VIC 3723	\$195,000	28/08/2017
45 JENKIN RD, MACS COVE, VIC 3723	Price Withheld	17/10/2017