

**MIRE**

**MANSFIELD  
REAL ESTATE**



## **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](http://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****3****1****2****Sale Price****\*\$225,000**

Sale Date: 30/10/2017

Distance from Property: 96m

**6 VILLAGE WAY, MACS COVE, VIC 3723****3****1****2****Sale Price****\$195,000**

Sale Date: 28/08/2017

Distance from Property: 240m

**45 JENKIN RD, MACS COVE, VIC 3723****4****1****2****Sale Price****Price Withheld**

Sale Date: 17/10/2017

Distance from Property: 325m



This report has been compiled on 14/12/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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 WILLOW LAKE DRIVE, MACS COVE, VIC 3723

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

Median sale price

Median price

\$238,500

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
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