

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

50 MT BATTERY ROAD MANSFIELD VIC 3722

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Mansfield

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

5B BALDRY STREET MANSFIELD VIC 3722	\$1,754,000	14-Jun-23
92 HIGHTON LANE MANSFIELD VIC 3722	\$1,530,000	15-Jul-24
LOT 1 MONKEY GULLY ROAD MANSFIELD VIC 3722	\$1,520,000	11-Dec-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 November 2024

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5B BALDRY STREET MANSFIELD VIC 3722

 3  3  1

Sold Price **\$1,754,000** Sold Date **14-Jun-23**

Distance **0.99km**



92 HIGHTON LANE MANSFIELD VIC 3722

 3  2  8

Sold Price ^{RS} **\$1,530,000** Sold Date **15-Jul-24**

Distance **1.43km**



LOT 1 MONKEY GULLY ROAD MANSFIELD VIC 3722

 5  -  -

Sold Price **\$1,520,000** Sold Date **11-Dec-23**

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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