## 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	28 NEW STREET 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	\$385,000		<del>or range</del> <del>between</del>				
Median sale price (*Delete house or unit as applicable)							
Median Price	\$405,000	Property type		Land		burb	Mansfield
Period-from	01 Sep 2024	to	31 Aug 202	25 Sc	ource	urce Cotality	
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							
44 WILLIAMS DRIVE MANSFIELD VIC 3722					\$265,000		19-Jul-24

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: 30 September 2025

