

## 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

32 ROWE STREET MANSFIELD VIC 3722

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Mansfield

Period-from

01 May 2024

to

30 Apr 2025

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

324 DEAD HORSE LANE MANSFIELD VIC 3722	\$650,000	08-May-24
53 CURIA STREET MANSFIELD VIC 3722	\$660,000	20-Jan-25
4 KITCHEN STREET MANSFIELD VIC 3722	\$634,755	25-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.~~

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**324 DEAD HORSE LANE  
MANSFIELD VIC 3722**

3 2 2

Sold Price **\$650,000** Sold Date **08-May-24**

Distance **1.46km**



**53 CURIA STREET MANSFIELD VIC  
3722**

3 2 2

Sold Price **\$660,000** Sold Date **20-Jan-25**

Distance **1.48km**



**4 KITCHEN STREET MANSFIELD  
VIC 3722**

3 2 2

Sold Price **\$634,755** Sold Date **25-Jul-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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