



District Property Group Pty Ltd T/A District Property Group
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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 Lot 89 Samaria Views, Mansfield VIC 3722

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$450,000 or range between \$* & \$

Median sale price

Median price \$452,500 Property Type Land Suburb or Locality Mansfield

Period - From 01 Feb 2022 to 31 Jan 2023 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
1 11 Redleaf Court, Mansfield	\$450,000	01 Feb 2023
2 2 Highlands Road, Mansfield	\$440,000	23 Dec 2022
3 15 Stockmans Drive, Mansfield	\$440,000	17 Apr 2022

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: 08/02/2023