

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 or
locality and postcode

50 Fadersons Lane, Mandurang Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000 & \$860,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Mandurang

Period - From 01/07/2021 to 30/06/2022 Source REIV

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	81 Piccaninny Rd MANDURANG 3551	\$829,000	22/11/2021
2	34 Mannix La MANDURANG SOUTH 3551	\$820,000	31/01/2022
3	71 Dysons Rd MANDURANG 3551	\$815,000	05/07/2022

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:

20/09/2022 13:12



3 2 2

Property Type: House
Land Size: 80937.2 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$860,000
Median House Price
Year ending June 2022: \$1,200,000

Comparable Properties



81 Piccaninny Rd MANDURANG 3551 (REI/VG) **Agent Comments**

4 2 3

Price: \$829,000
Method: Private Sale
Date: 22/11/2021
Property Type: House
Land Size: 40400 sqm approx



34 Mannix La MANDURANG SOUTH 3551 (REI/VG) **Agent Comments**

4 3 5

Price: \$820,000
Method: Private Sale
Date: 31/01/2022
Property Type: House
Land Size: 29500 sqm approx



71 Dysons Rd MANDURANG 3551 (VG) **Agent Comments**

3 - -

Price: \$815,000
Method: Sale
Date: 05/07/2022
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx