

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 MITCHELL COURT, MANSFIELD, VIC

 3  2  -

Indicative Selling Price

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

Price Range: **\$470,000 to \$520,000**

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (House)

\$412,675

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



42 CAMBRIDGE DR, MANSFIELD, VIC 3722

 3  -  2

Sale Price

\$435,000

Sale Date: 10/02/2018

Distance from Property: 1.6km



22 CAMBRIDGE DR, MANSFIELD, VIC 3722

 3  2  4

Sale Price

\$555,000

Sale Date: 01/12/2017

Distance from Property: 1.7km



11 MITCHELL CRT, MANSFIELD, VIC 3722

 3  2  2

Sale Price

\$450,000

Sale Date: 10/05/2017

Distance from Property: 97m



This report has been compiled on 10/04/2018 by District Property Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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
Including suburb and
postcode

23 MITCHELL COURT, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range: \$470,000 to \$520,000

Median sale price

Median price

\$412,675

House

Unit

Suburb

MANSFIELD

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
42 CAMBRIDGE DR, MANSFIELD, VIC 3722	\$435,000	10/02/2018
22 CAMBRIDGE DR, MANSFIELD, VIC 3722	\$555,000	01/12/2017
11 MITCHELL CRT, MANSFIELD, VIC 3722	\$450,000	10/05/2017