



STATEMENT OF INFORMATION

62 MAIN STREET, MAINDAMPLE, VIC-3723

PREPARED BY MANSFIELD DPG SALES TEAM, DISTRICT PROPERTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 MAIN STREET, MAINDAMPLE, VIC 3723 3 1 2

Indicative Selling Price

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

Price Range: **300,000 to 330,000**

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



MAINDAMPLE, VIC, 3723

Suburb Median Sale Price (House)

\$342,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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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3 2 2

Sale Price

\$350,000

Sale Date: 26/08/2016

Distance from Property: 612m



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

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Indicative selling price

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Price Range: 300,000 to 330,000

Median sale price

Median price \$342,500

House

Unit

Suburb

MAINDAMPLE

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|----------------------------------|-----------|--------------|
| 10 MAIN ST, MAINDAMPLE, VIC 3723 | \$350,000 | 26/08/2016 |