

MIRE

**MANSFIELD
REAL ESTATE**

STATEMENT OF INFORMATION

42B CHENERY STREET, MANSFIELD, VIC 3722

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

LEASEDMANSFIELD
REAL ESTATE

42B CHENERY STREET, MANSFIELD, VIC



2



1

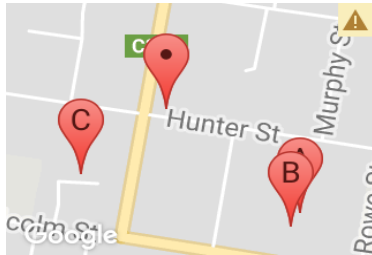


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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$329,500**

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (Unit)

\$245,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



9/13 MALCOLM ST, MANSFIELD, VIC 3722



2



1



1

Sale Price

\$220,000

Sale Date: 27/03/2017

Distance from Property: 290m



13 MALCOLM ST, MANSFIELD, VIC 3722



2



1



1

Sale Price

Price Withheld

Sale Date: 27/03/2017

Distance from Property: 295m



16/35 MALCOLM ST, MANSFIELD, VIC 3722



2



2



1

Sale Price

\$340,000

Sale Date: 07/03/2017

Distance from Property: 183m



This report has been compiled on 15/08/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
Including suburb and
postcode

42B CHENERY STREET, MANSFIELD, VIC 3722

Indicative selling price

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

Single Price:

\$329,500

Median sale price

Median price

\$245,000

House

Unit

X

Suburb

MANSFIELD

Period

01 July 2016 to 30 June 2017

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
9/13 MALCOLM ST, MANSFIELD, VIC 3722	\$220,000	27/03/2017
13 MALCOLM ST, MANSFIELD, VIC 3722	Price Withheld	27/03/2017
16/35 MALCOLM ST, MANSFIELD, VIC 3722	\$340,000	07/03/2017