

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"MANALEIGH" 315 BUTTERCUP ROAD,



Indicative Selling Price

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

Price Range: \$700,000 to \$770,000

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



MERRIJIG, VIC, 3723

Suburb Median Sale Price (House)

\$495,000

01 January 2017 to 31 December 2017

Provided by: 

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.



47 LOVICK LANE, MERRIJIG, VIC 3723



Sale Price

\$740,000

Sale Date: 02/02/2017

Distance from Property: 4.2km



86 KILLARNEY LANE, BOOROLITE, VIC 3723



Sale Price

\$610,000

Sale Date: 17/11/2016

Distance from Property: 5.2km



This report has been compiled on 03/01/2018 by District Property Group. Property Data Solutions Pty Ltd 2018 - 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

"MANALEIGH" 315 BUTTERCUP ROAD, MERRIJIG, VIC 3723

Indicative selling price

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Price Range: \$700,000 to \$770,000

Median sale price

Median price

\$495,000

House

Unit

Suburb

MERRIJIG

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
47 LOVICK LANE, MERRIJIG, VIC 3723	\$740,000	02/02/2017
86 KILLARNEY LANE, BOOROLITE, VIC 3723	\$610,000	17/11/2016