DPG DISTRICT PROPERTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

2/32 STEWART STREET, MANSFIELD, VIC

3 2 1

Indicative Selling Price

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

Price Range: **$345,000 to $375,000**

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE

MANSFIELD, VIC, 3722

Suburb Median Sale Price (Unit)

$222,500

01 January 2017 to 31 December 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.

1/3 BELLVIEW CRT, MANSFIELD, VIC 3722

2 2 2

Sale Price

$375,000

Sale Date: 02/10/2017

Distance from Property: 277m A

2/38 AILSA ST, MANSFIELD, VIC 3722

2 2 2

Sale Price

$350,000

Sale Date: 13/01/2017

Distance from Property: 756m B

3/32 STEWART ST, MANSFIELD, VIC 3722

2 2 2

Sale Price

$320,000

Sale Date: 12/12/2016

Distance from Property: 12m C

This report has been compiled on 08/02/2018 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	2/32 STEWART STREET, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range:	$345,000 to $375,000

Median sale price

Median price	$222,500	House		Unit	X	Suburb	MANSFIELD
Period	01 January 2017 to 31 December 2017			Source	pricefinder		

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
1/3 BELLVIEW CRT, MANSFIELD, VIC 3722	$375,000	02/10/2017
2/38 AILSA ST, MANSFIELD, VIC 3722	$350,000	13/01/2017
3/32 STEWART ST, MANSFIELD, VIC 3722	$320,000	12/12/2016