



District Property Group Pty Ltd T/A District Property Group  
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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 Lot 8 Redleaf Court, Mansfield VIC 3722

Including suburb or  
locality and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$450,000 or range between \$\* & \$

#### Median sale price

Median price \$295,000 Property Type Land Suburb or Locality Mansfield

Period - From 01/12/2020 to 30/11/2021 Source Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 |
|------------------------------------------|-----------|--------------|
| 1 172 Malcolm Street, Mansfield VIC 3722 | \$460,000 | 08/07/2021   |
| 2 170 Malcolm Street, Mansfield VIC 3722 | \$460,000 | 21/09/2021   |
| 3 10 Saddle Court, Mansfield VIC 3722    | \$430,000 | 21/08/2021   |

OR

~~**B\*** 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.~~

This Statement of Information was prepared on: 02/12/2021