

Clark & Co



STATEMENT OF INFORMATION

1195 HOWES CREEK ROAD, MANSFIELD, VIC 3722

PREPARED BY GLENN MARTIN, CLARK & CO, PHONE: 0427752619

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1195 HOWES CREEK ROAD, MANSFIELD,  3  2  -

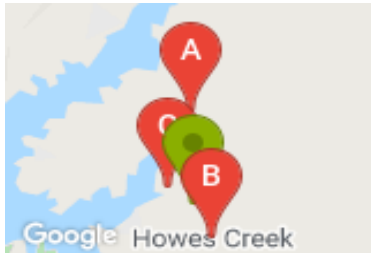
Indicative Selling Price

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

Price Range: **\$1,097,000 to \$1,207,000**

Provided by: Glenn Martin, Clark & Co

MEDIAN SALE PRICE



MANSFIELD, VIC, 3722

Suburb Median Sale Price (House)

\$696,850

01 January 2021 to 31 December 2021

Provided by: 

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.



765 HOWES CREEK RD, MANSFIELD, VIC 3722  3  2  2

Sale Price

\$915,000

Sale Date: 23/03/2021

Distance from Property: 2.7km



1304 HOWES CREEK RD, HOWES CREEK, VIC  3  3  2

Sale Price

\$1,350,000

Sale Date: 19/11/2020

Distance from Property: 1.1km



1099 HOWES CREEK RD, MANSFIELD, VIC 3722  4  3  3

Sale Price

\$1,200,000

Sale Date: 18/06/2021

Distance from Property: 798m



This report has been compiled on 22/02/2022 by Clark & Co. Property Data Solutions Pty Ltd 2022 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1195 HOWES CREEK ROAD, MANSFIELD, VIC 3722

Indicative selling price

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

Price Range:

\$1,097,000 to \$1,207,000

Median sale price

Median price

\$696,850

Property type

House

Suburb

MANSFIELD

Period

01 January 2021 to 31 December 2021

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

765 HOWES CREEK RD, MANSFIELD, VIC 3722	\$915,000	23/03/2021
1304 HOWES CREEK RD, HOWES CREEK, VIC 3723	\$1,350,000	19/11/2020
1099 HOWES CREEK RD, MANSFIELD, VIC 3722	\$1,200,000	18/06/2021

This Statement of Information was prepared on:

22/02/2022