

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

69 MONKEY GULLY ROAD MANSFIELD VIC 3722

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Mansfield

Period-from

01 Mar 2021

to

28 Feb 2022

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

5 OLYMPIC STREET MANSFIELD VIC 3722	\$820,000	19-Jan-22
162 MALCOLM STREET MANSFIELD VIC 3722	\$840,000	16-Dec-21
27 HUNTER STREET MANSFIELD VIC 3722	\$835,000	07-Oct-21

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: 09 March 2022



**5 OLYMPIC STREET MANSFIELD
VIC 3722**

 4  2  3

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **19-Jan-22**

Distance **1.96km**



**162 MALCOLM STREET MANSFIELD
VIC 3722**

 4  2  -

Sold Price ^{RS} **\$840,000** ^{UN} Sold Date **16-Dec-21**

Distance **1.93km**

Notes from your agent

Vendors were keen to sell as they had purchased another property.



**27 HUNTER STREET MANSFIELD
VIC 3722**

 4  4  6

Sold Price **\$835,000** Sold Date **07-Oct-21**

Distance **1.61km**

RS = Recent sale **UN** = Undisclosed Sale

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