

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

33 DONOVANS WAY 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Land

Suburb

Mansfield

Period-from

01 Jul 2022

to

30 Jun 2023

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

9 OAKSFORD DRIVE MANSFIELD VIC 3722	\$455,000	21-Jan-22
16 LOMANDRA WAY MANSFIELD VIC 3722	\$460,000	04-Mar-22
5 MAPLE TREE BOULEVARD MANSFIELD VIC 3722	\$465,000	02-Apr-22

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: 10 July 2023



**9 OAKSFORD DRIVE MANSFIELD
VIC 3722**

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Sold Price

\$455,000

Sold Date

21-Jan-22

Distance

0.65km



**16 LOMANDRA WAY MANSFIELD
VIC 3722**

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Sold Price

\$460,000

Sold Date

04-Mar-22

Distance

0.38km



**5 MAPLE TREE BOULEVARD
MANSFIELD VIC 3722**

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Sold Price

\$465,000

Sold Date

02-Apr-22

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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