

**MIRE**

**MANSFIELD  
REAL ESTATE**



## **STATEMENT OF INFORMATION**

"BUSHWOOD COUNTRY CLUB" 69 WILLOW LAKE DRIVE, MACS COVE, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**"BUSHWOOD COUNTRY CLUB" 69**

7 3 4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$385,000**

## MEDIAN SALE PRICE

**MACS COVE, VIC, 3723**

Suburb Median Sale Price (House)

**\$238,500**

01 October 2016 to 30 September 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.

**45 JENKIN RD, MACS COVE, VIC 3723**

4 1 2

Sale Price

**Price Withheld**

Sale Date: 17/10/2017

Distance from Property: 537m

**22 VILLAGE WAY, MACS COVE, VIC 3723**

3 1 2

Sale Price

**\*\$225,000**

Sale Date: 30/10/2017

Distance from Property: 303m

**32 VALLEY FAIR RISE, MACS COVE, VIC 3723**

3 1 3

Sale Price

**\$245,000**

Sale Date: 04/10/2017

Distance from Property: 260m



This report has been compiled on 16/12/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

"BUSHWOOD COUNTRY CLUB" 69 WILLOW LAKE DRIVE, MACS COVE,  
VIC 3723

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$385,000

### Median sale price

Median price

\$238,500

House

Unit

Suburb

MACS COVE

Period

01 October 2016 to 30 September  
2017

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
45 JENKIN RD, MACS COVE, VIC 3723	Price Withheld	17/10/2017
22 VILLAGE WAY, MACS COVE, VIC 3723	*\$225,000	30/10/2017
32 VALLEY FAIR RISE, MACS COVE, VIC 3723	\$245,000	04/10/2017