

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 or
locality and postcode

940 Mount Buller Road, Mansfield Vic 3722

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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 eighteen 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		
2		
3		

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending June 2019: \$481,500

Comparable Properties

125 Mt Battery Rd MANSFIELD 3722 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 01/02/2018
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 38160 sqm approx

264 Glenroy Rd MANSFIELD 3722 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 08/10/2018
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 40200 sqm approx

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 eighteen months.