



# STATEMENT OF INFORMATION

19 ELVINS STREET, MANSFIELD, VIC 3722

PREPARED BY NICOLE ROWE, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 ELVINS STREET, MANSFIELD, VIC 3722**  4  1  -

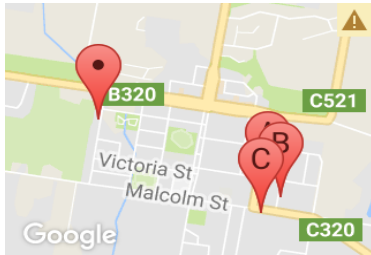
### Indicative Selling Price

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

Price Range: **\$330,000 to \$360,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**MANSFIELD, VIC, 3722**

Suburb Median Sale Price (House)

**\$461,000**

01 January 2017 to 30 June 2017

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.



**32 HUNTER ST, MANSFIELD, VIC 3722**

 3  1  1

Sale Price

**\$340,000**

Sale Date: 12/07/2016

Distance from Property: 1.2km



**10 THE PDE, MANSFIELD, VIC 3722**

 3  1  4

Sale Price

**\$327,000**

Sale Date: 18/05/2017

Distance from Property: 1.3km



**34 MALCOLM ST, MANSFIELD, VIC 3722**

 3  2  4

Sale Price

**\$343,000**

Sale Date: 12/04/2017

Distance from Property: 1.3km



This report has been compiled on 29/08/2017 by Ian Reid Vendor Advocates. 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

19 ELVINS STREET, MANSFIELD, VIC 3722

### Indicative selling price

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

Price Range: \$330,000 to \$360,000

### Median sale price

Median price \$461,000

House

Unit

Suburb

MANSFIELD

Period 01 January 2017 to 30 June 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
32 HUNTER ST, MANSFIELD, VIC 3722	\$340,000	12/07/2016
10 THE PDE, MANSFIELD, VIC 3722	\$327,000	18/05/2017
34 MALCOLM ST, MANSFIELD, VIC 3722	\$343,000	12/04/2017