

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

17 Morison Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$380,000

Property Type

House

Suburb

Maffra

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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
1	11 Mckinnon Dr MAFFRA 3860	\$430,000	22/10/2020
2	65 Powerscourt St MAFFRA 3860	\$415,000	27/08/2021
3	21 Parkinson St MAFFRA 3860	\$415,000	08/11/2021

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:

30/11/2021 12:20



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$420,000

Median House Price
September quarter 2021: \$380,000

Comparable Properties



11 Mckinnon Dr MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 22/10/2020
Rooms: 4
Property Type: House
Land Size: 930 sqm approx



65 Powerscourt St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 27/08/2021
Property Type: House
Land Size: 1120 sqm approx



21 Parkinson St MAFFRA 3860 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 08/11/2021
Property Type: House
Land Size: 920 sqm approx