

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

50 Cedarwood Drive, Maffra Vic 3860

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$255,500

House

X

Unit

Suburb or locality

Maffra

Period - From

01/07/2016

to

30/06/2017

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 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	307 Boisdale St MAFFRA 3860	\$540,000	07/07/2016
2	10 Douglas Ct MAFFRA 3860	\$495,000	19/08/2016
3	140 Three Chain Rd MAFFRA 3860	\$495,000	04/10/2016

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: House (New - Detached)
Agent Comments

Indicative Selling Price

\$540,000

Median House Price

Year ending June 2017: \$255,500

Comparable Properties



307 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 07/07/2016
Rooms: 9
Property Type: House
Land Size: 10000 sqm approx



10 Douglas Ct MAFFRA 3860 (VG)

Agent Comments



Price: \$495,000
Method: Sale
Date: 19/08/2016
Rooms: -
Property Type: House (Res)
Land Size: 3640 sqm approx



140 Three Chain Rd MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 04/10/2016
Rooms: 7
Property Type: House - Semi-detached
Land Size: 14164 sqm approx