

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

173 Three Chain Road, Maffra Vic 3860

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$354,500

Property Type House

Suburb Maffra

Period - From 01/04/2021

to 30/06/2021

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	13 Princess St MAFFRA 3860	\$1,010,000	14/08/2021
2	50 Merry St MAFFRA 3860	\$930,000	19/05/2021
3	538 Three Chain Rd NEWRY 3859	\$875,000	03/05/2021

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:

27/09/2021 16:22



Rooms: 9

Property Type: House

Land Size: 10926 sqm approx

Agent Comments

Comparable Properties



13 Princess St MAFFRA 3860 (REI)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

50 Merry St MAFFRA 3860 (VG)

Agent Comments



Price: \$930,000

Method: Sale

Date: 19/05/2021

Property Type: House (Res)

Land Size: 3389 sqm approx

538 Three Chain Rd NEWRY 3859 (VG)

Agent Comments



Price: \$875,000

Method: Sale

Date: 03/05/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 120000 sqm approx