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	20 Mcmillan Street, Maffra Vic 3860

Indicative selling price

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

Single price	$360,000

Median sale price

Median price	$257,500	Property Type	House	Suburb	Maffra
Period - From	18/09/2018	to 17/09/2019		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	4 The Crescent MAFFRA 3860	$367,500	12/04/2019
2	52 King St MAFFRA 3860	$353,000	15/04/2019
3	7 Henry St MAFFRA 3860	$340,000	27/06/2019

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:	18/09/2019 10:24

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20 Mcmillan Street, Maffra Vic 3860

4   **1**   **2**

Property Type: House
Land Size: 517 sqm approx

Agent Comments

Indicative Selling Price
$360,000
Median House Price
18/09/2018 - 17/09/2019: $257,500

Comparable Properties

4 The Crescent MAFFRA 3860 (REI/VG)

4   **2**   **4**

Price: $367,500
Method: Private Sale
Date: 12/04/2019
Rooms: 5
Property Type: House
Land Size: 1920 sqm approx

Agent Comments

52 King St MAFFRA 3860 (REI/VG)

3   **2**   **3**

Price: $353,000
Method: Private Sale
Date: 15/04/2019
Property Type: House
Land Size: 1072 sqm approx

Agent Comments

7 Henry St MAFFRA 3860 (REI/VG)

3   **2**   **2**

Price: $340,000
Method: Sold Before Auction
Date: 27/06/2019
Rooms: 6
Property Type: House (Res)
Land Size: 1018 sqm approx

Agent Comments