





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 724 sqm Agent Comments Indicative Selling Price \$320,000 Median House Price March quarter 2017: \$282,500

Comparable Properties

49a King St MAFFRA 3860 (REI/VG) 3 2 2 2 Price: \$315,000 Method: Private Sale Date: 17/08/2016 Rooms: 5 Property Type: House Land Size: 836 sqm	Agent Comments
2 Blyth St MAFFRA 3860 (REI/VG) 4 2 3 Price: \$307,500 Method: Private Sale Date: 08/06/2016 Rooms: 7 Property Type: House Land Size: 1032 sqm	Agent Comments
7 King St MAFFRA 3860 (REI/VG) 3 1 2 Price: \$290,000 Method: Private Sale Date: 24/11/2016 Rooms: 5 Property Type: House Land Size: 1011 sqm	Agent Comments

Account - Country Road RE | P: 03 5141 1026 | F: 03 5141 1024

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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 andpostcode

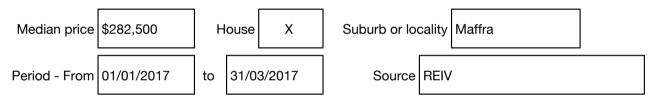
52 Princess Street, Maffra Vic 3860

Indicative selling price

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

Single price \$320,000

Median sale price



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
49a King St MAFFRA 3860	\$315,000	17/08/2016
2 Blyth St MAFFRA 3860	\$307,500	08/06/2016
7 King St MAFFRA 3860	\$290,000	24/11/2016

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