

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

77 Powerscourt Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$329,000

Median sale price

Median price

\$330,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2021

to

31/03/2021

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	108 Powerscourt St MAFFRA 3860	\$329,000	04/06/2021
2	7 Boisdale St MAFFRA 3860	\$330,000	27/05/2021
3	132 Boisdale St MAFFRA 3860	\$330,000	04/05/2020

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:

29/06/2021 12:08



Property Type: House (Res)

Land Size: 974 sqm approx

Agent Comments

Comparable Properties



108 Powerscourt St MAFFRA 3860 (REI)

Agent Comments



Price: \$329,000

Method: Private Sale

Date: 04/06/2021

Property Type: House



7 Boisdale St MAFFRA 3860 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 27/05/2021

Property Type: House (Res)

Land Size: 1211 sqm approx



132 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 04/05/2020

Rooms: 6

Property Type: House

Land Size: 1270 sqm approx