

## 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	31 Boisdale Street, Maffra Vic 3860
Including suburb or	, and the second
locality andpostcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$255,500	Hou	se 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

	,		
1	25 Boisdale St MAFFRA 3860	\$232,000	08/03/2017
2	1/45 Boisdale St MAFFRA 3860	\$225,000	26/05/2017
3	4 Boisdale St MAFFRA 3860	\$210,000	15/07/2016

#### 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.

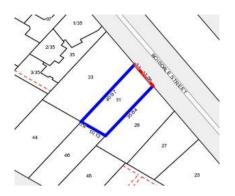




Price

Date of sale





**=** 3 **=** - **=** 

Rooms:

Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price \$218,000 Median House Price Year ending June 2017: \$255,500

# Comparable Properties



25 Boisdale St MAFFRA 3860 (REI/VG)

2



**6** 

Price: \$232,000 Method: Private Sale Date: 08/03/2017 Rooms: 5

Property Type: House Land Size: 921 sqm approx **Agent Comments** 



1/45 Boisdale St MAFFRA 3860 (REI/VG)

**—** 2





**6** 

Price: \$225,000 Method: Private Sale Date: 26/05/2017 Rooms: 4

Property Type: House

Agent Comments



4 Boisdale St MAFFRA 3860 (REI/VG)

•**--**| 2





Price: \$210,000
Method: Private Sale

Rooms: -

Date: 15/07/2016

Property Type: House Land Size: 651 sqm approx **Agent Comments** 

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





Generated: 13/10/2017 12:02