

## 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

31 Boisdale Street, Maffra Vic 3860

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$218,000

#### Median sale price

Median price \$255,500 House 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	Price	Date of sale
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.~~



**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)**

Agent Comments



**Price:** \$232,000

**Method:** Private Sale

**Date:** 08/03/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 921 sqm approx



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

Agent Comments



**Price:** \$225,000

**Method:** Private Sale

**Date:** 26/05/2017

**Rooms:** 4

**Property Type:** House



**4 Boisdale St MAFFRA 3860 (REI/VG)**

Agent Comments



**Price:** \$210,000

**Method:** Private Sale

**Date:** 15/07/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 651 sqm approx