

## 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

3 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 \$219,000

#### Median sale price\*

Median price  House  Unit  Suburb or locality Maffra

Period - From  to  Source

#### 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 23 Boisdale St MAFFRA 3860	\$224,000	03/10/2018
2 4 Moroney St MAFFRA 3860	\$216,000	21/11/2018
3 31 Boisdale St MAFFRA 3860	\$197,000	20/04/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 0

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 795.993 sqm approx

Agent Comments

**Indicative Selling Price**

\$219,000

**No median price available**

## Comparable Properties



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

Agent Comments

3 1 1

**Price:** \$224,000

**Method:** Private Sale

**Date:** 03/10/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 1000 sqm approx



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

Agent Comments

4 1 -

**Price:** \$216,000

**Method:** Private Sale

**Date:** 21/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 705 sqm approx



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

Agent Comments

3 1 1

**Price:** \$197,000

**Method:** Private Sale

**Date:** 20/04/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 533 sqm approx