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

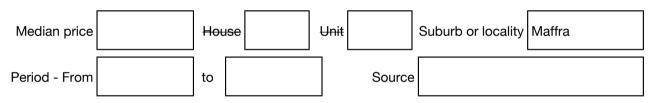
s | 3 Boisdale Street, Maffra Vic 3860 r e

Indicative selling price

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

Single price \$219,000

Median sale price*



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.

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

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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) 23 Boisdale St MAFFRA 3860 (REI/VG) 23 Boisdale St MAFFRA 3860 (REI/VG) 24 Constant of the second state of | Agent Comments |
|---|----------------|
| 4 Moroney St MAFFRA 3860 (REI/VG) 4 1 1 | Agent Comments |
| 31 Boisdale St MAFFRA 3860 (REI/VG) Image: 1 Image: 1 Price: \$197,000 Method: Private Sale Date: 20/04/2018 Rooms: - Property Type: House Land Size: 533 sqm approx | Agent Comments |

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

property data

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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.

