

STATEMENT OF INFORMATION

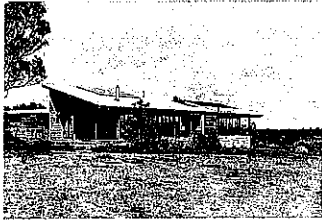
328 FALLS LANE, MAFFRA, VIC 3860

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 11A of the Estate Agents Act 1980



328 FALLS LANE, MAFFRA, VIC 3860

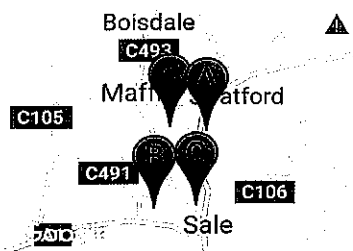
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Indicative Selling Price

For the meaning of this price, see the 'Indicative Price' section.

Price Range: **\$754,000 to \$833,000**

MEDIAN SALE PRICE



MAFFRA, VIC, 3860

Suburb Median Sale Price (House)

\$256,000

01 October 2016 to 30 September 2017

provided by **pricefinder**

COMPARABLE PROPERTIES

There are no comparable properties found for this property. The property is unique and there are no comparable properties found. The property is unique and there are no comparable properties found.



65 LATHAMS RD, STRATFORD, VIC 3862

5 2 6

Sale Price

\$800,000

17/11/2017

17/11/2017



4441 PRINCES HWY, FULHAM, VIC 3851

- - -

Sale Price

\$860,294

17/11/2017



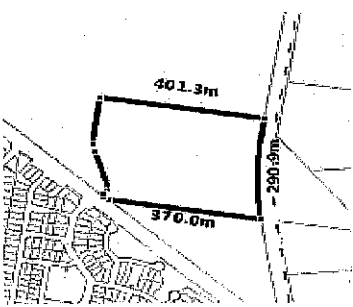
MAFFRA-SALE RD, SALE, VIC 3850

- - -

Sale Price

\$720,350

17/11/2017



This report has been compiled on 17/11/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

328 FALLS LANE, MAFFRA, VIC 3860

Indicative selling price

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

Price Range: \$754,000 to \$833,000

Median sale price

Median price

\$256,000

House

☒

Unit

☐

Suburb

MAFFRA

Period

01 October 2016 to 30 September
2017

Source

 pricefinder

Comparable property sales

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
65 LATHAMS RD, STRATFORD, VIC 3862	\$800,000	21/12/2015
4441 PRINCES HWY, FULHAM, VIC 3851	\$860,294	21/01/2016
MAFFRA-SALE RD, SALE, VIC 3850	\$720,350	18/08/2015

