

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

65 Mcadam Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$229,000

Median sale price

Median price

\$256,000

House

X

Unit

Suburb or locality

Maffra

Period - From

01/10/2016

to

30/09/2017

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	72 Mcadam St MAFFRA 3860	\$228,000	13/10/2016
2	91 Mcadam St MAFFRA 3860	\$210,000	12/05/2016
3	17 Mcadam St MAFFRA 3860	\$210,000	22/06/2016

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: Land
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price

\$229,000

Median House Price

Year ending September 2017: \$256,000

Comparable Properties



72 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$228,000
Method: Private Sale
Date: 13/10/2016
Rooms: 6
Property Type: House
Land Size: 908 sqm approx



91 Mcadam St MAFFRA 3860 (VG)

Agent Comments



Price: \$210,000
Method: Sale
Date: 12/05/2016
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm approx



17 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 22/06/2016
Rooms: 7
Property Type: House
Land Size: 920 sqm approx