

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

7 Mountain View Court, Maffra Vic 3860

Indicative selling price

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

Single price \$450,000

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	134 Boisdale St MAFFRA 3860	\$450,000	29/10/2016
2	202 Johnson St MAFFRA 3860	\$445,000	10/06/2016
3	244 Boisdale St MAFFRA 3860	\$420,000	30/03/2017

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

\$450,000

Median House Price

Year ending September 2017: \$256,000

Comparable Properties



134 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$450,000

Method: Auction Sale

Date: 29/10/2016

Rooms: 6

Property Type: House (Res)

Land Size: 1536 sqm approx



202 Johnson St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$445,000

Method: Auction Sale

Date: 10/06/2016

Rooms: -

Property Type: House

Land Size: 1315 sqm approx



244 Boisdale St MAFFRA 3860 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 30/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 2420 sqm approx