



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$329,000
Median House Price
March quarter 2017: \$282,500

Comparable Properties



2/82 Queen St MAFFRA 3860 (REI)

Agent Comments



Price: \$337,500
Method: Auction Sale
Date: 28/05/2016
Rooms: 5
Property Type: House (Res)



9 Stam Ct MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 08/03/2017
Rooms: 4
Property Type: House
Land Size: 9490 sqm



1/35 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 07/01/2017
Rooms: 3
Property Type: Unit

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

22A Boisdale Street, Maffra Vic 3860

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$282,500

House X

Suburb or locality Maffra

Period - From 01/01/2017

to 31/03/2017

Source REIV

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
2/82 Queen St MAFFRA 3860	\$337,500	28/05/2016
9 Stam Ct MAFFRA 3860	\$310,000	08/03/2017
1/35 Boisdale St MAFFRA 3860	\$300,000	07/01/2017