

# 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

31 Landy Street, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$265,000

### Median sale price

Median price

\$325,000

Property Type

House

Suburb

Maffra

Period - From

01/07/2020

to

30/09/2020

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 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
1	5 Henry St MAFFRA 3860	\$260,000	14/08/2020
2	38 Edward St MAFFRA 3860	\$260,000	01/06/2020
3	34 Gibney St MAFFRA 3860	\$257,500	19/08/2020

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 18 months.~~

This Statement of Information was prepared on:

05/01/2021 17:41



**Property Type:** House

**Land Size:** 682 sqm approx

**Agent Comments**

## Comparable Properties



**5 Henry St MAFFRA 3860 (REI/VG)**

**Agent Comments**



**Price:** \$260,000

**Method:** Private Sale

**Date:** 14/08/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 1056 sqm approx



**38 Edward St MAFFRA 3860 (REI/VG)**

**Agent Comments**



**Price:** \$260,000

**Method:** Private Sale

**Date:** 01/06/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 1012 sqm approx



**34 Gibney St MAFFRA 3860 (VG)**

**Agent Comments**



**Price:** \$257,500

**Method:** Sale

**Date:** 19/08/2020

**Property Type:** House (Res)

**Land Size:** 613 sqm approx