Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$257,500

Property	offered t	for sale
-----------------	-----------	----------

Address	31 Landy Street, Maffra Vic 3860
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$265,000

34 Gibney St MAFFRA 3860

Median sale price

Median price	\$325,000	Pro	perty 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

OR

3

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



19/08/2020

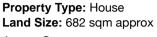


Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$265,000

Median House Price September quarter 2020: \$325,000





Agent Comments



Comparable Properties



5 Henry St MAFFRA 3860 (REI/VG)

=3





Price: \$260.000 Method: Private Sale Date: 14/08/2020 Rooms: 5

Property Type: House

Land Size: 1056 sqm approx

Agent Comments



38 Edward St MAFFRA 3860 (REI/VG)







Price: \$260,000 Method: Private Sale Date: 01/06/2020 Rooms: 5

Property Type: House

Land Size: 1012 sqm approx

Agent Comments



34 Gibney St MAFFRA 3860 (VG)





Price: \$257,500 Method: Sale Date: 19/08/2020

Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



