

# 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

167 Mcadam 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 \$620,000

### Median sale price

Median price \$445,000

Property Type House

Suburb Maffra

Period - From 18/12/2023

to 17/12/2024

Source Property Data

### 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.

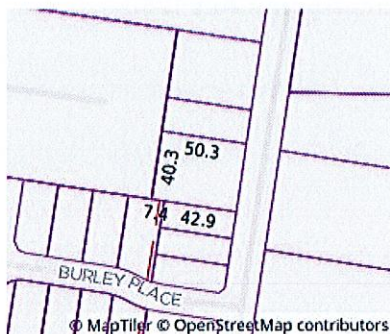
Address of comparable property	Price	Date of sale
1		
2		
3		

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.

This Statement of Information was prepared on:

18/12/2024 10:21



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2018 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$620,000

**Median House Price**

18/12/2023 - 17/12/2024: \$445,000

## Comparable Properties

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.

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