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**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$185,000  
**Median House Price**  
March quarter 2017: \$282,500

## Comparable Properties



**63 Landy St MAFFRA 3860 (VG)**

**Agent Comments**

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**Price:** \$190,000  
**Method:** Sale  
**Date:** 15/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 917 sqm



**25 Landy St MAFFRA 3860 (REI/VG)**

**Agent Comments**

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**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 05/02/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 683 sqm



**1d Landy St MAFFRA 3860 (VG)**

**Agent Comments**

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**Price:** \$170,000  
**Method:** Sale  
**Date:** 01/04/2016  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 680 sqm

## 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

21 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 \$185,000

#### 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
63 Landy St MAFFRA 3860	\$190,000	15/12/2016
25 Landy St MAFFRA 3860	\$180,000	05/02/2016
1d Landy St MAFFRA 3860	\$170,000	01/04/2016