# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 38 Sale Road, Maffra Vic 3860

#### Indicative selling price

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

Single price \$295,000

#### Median sale price

Median price	\$346,250	Pro	operty Type Hou	use	Subu	Irb Maffra
Period - From	01/10/2020	to	31/12/2020	Sou	rce 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.

Add	dress of comparable property	Price	Date of sale
1	20 Powerscourt St MAFFRA 3860	\$285,000	13/10/2020
2	63 Mcadam St MAFFRA 3860	\$285,000	09/09/2020
3	34 Powerscourt St MAFFRA 3860	\$277,000	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:

09/04/2021 10:42









Property Type: House (Previously Occupied - Detached) Land Size: 678 sqm approx Agent Comments Indicative Selling Price \$295,000 Median House Price December quarter 2020: \$346,250

# **Comparable Properties**



20 Powerscourt St MAFFRA 3860 (VG)



Price: \$285,000 Method: Sale Date: 13/10/2020 Property Type: House (Res) Land Size: 876 sqm approx

63 Mcadam St MAFFRA 3860 (VG)

Agent Comments



Price: \$285,000 Method: Sale Date: 09/09/2020 Property Type: House (Res) Land Size: 908 sqm approx

- 3



34 Powerscourt St MAFFRA 3860 (REI/VG)

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Price: \$277,000 Method: Private Sale Date: 19/08/2020 Property Type: House Land Size: 920 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments