Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Saic

Address Including suburb and postcode

10 JACOBS DRIVE MAFFRA VIC 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$749,500	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$417,500	Prope	erty type	e House		Suburb	Maffra
Period-from	01 Dec 2023	to	30 Nov 2	2024	Source		Corelogic

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
3 DALY STREET MAFFRA VIC 3860	\$725,000	02-Aug-24
2 HAMMOND DRIVE MAFFRA VIC 3860	\$735,000	03-Apr-24
58 CEDARWOOD DRIVE MAFFRA VIC 3860	\$735,000	26-Jul-23

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: 03 December 2024





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3 DALY STREET MAFFRA VIC 3860 Sold Price

\$725,000 Sold Date 02-Aug-24

Distance

0.18km



2 HAMMOND DRIVE MAFFRA VIC 3860

⇔ 4

Sold Price

\$735,000 Sold Date 03-Apr-24

Distance

0.1km



58 CEDARWOOD DRIVE MAFFRA Sold Price VIC 3860

Sold Date 26-Jul-23

Distance

0.53km

4 ₽ 2 \$ 6

₾ 2

₾ 2

= 4

= 4

RS = Recent sale

UN = Undisclosed Sale

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