



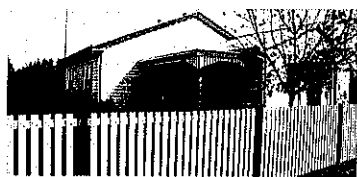
# STATEMENT OF INFORMATION

89 KNIGHT STREET, MAFFRA, VIC-3860

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**89 KNIGHT STREET, MAFFRA, VIC 3860**

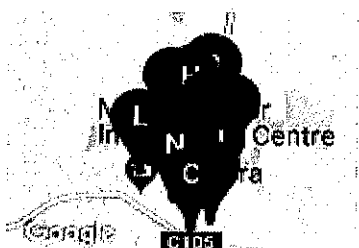
 4  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$233,000 to \$256,000**

## MEDIAN SALE PRICE




**MAFFRA, VIC, 3860**

**Suburb Median Sale Price (House)**

**\$257,500**

01 October 2018 to 30 September 2019

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.



**25 MCADAM ST, MAFFRA, VIC 3860**

 4  1  5

### Sale Price

**\$255,000**

Sale Date: 24/07/2019

Distance from Property: 1km



**115 POWERSCOURT ST, MAFFRA, VIC 3860**

 3  1  2

### Sale Price

**\$250,000**

Sale Date: 28/08/2019

Distance from Property: 616m



**3 POWERSCOURT ST, MAFFRA, VIC 3860**

 3  1  2

### Sale Price

**\$245,000**

Sale Date: 19/07/2019

Distance from Property: 1.2km



This report has been compiled on 08/10/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**96 POWERSCOURT ST, MAFFRA, VIC 3860**

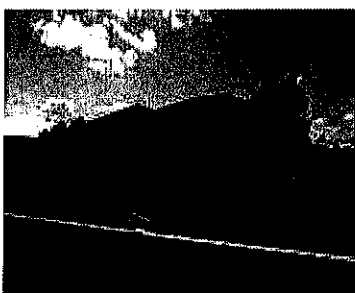
3 1 2

Sale Price

**\$235,000**

Sale Date: 13/07/2019

Distance from Property: 422m



**92 POWERSCOURT ST, MAFFRA, VIC 3860**

3 1 1

Sale Price

**\$220,000**

Sale Date: 03/07/2019

Distance from Property: 452m



**20 GEORGE ST, MAFFRA, VIC 3860**

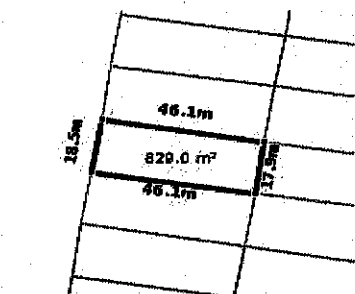
3 1 3

Sale Price

**\$235,000**

Sale Date: 20/06/2019

Distance from Property: 903m



**82 POWERSCOURT ST, MAFFRA, VIC 3860**

3 - -

Sale Price

**\$250,000**

Sale Date: 04/04/2019

Distance from Property: 526m



**1 MCCUBBIN ST, MAFFRA, VIC 3860**

3 1 2

Sale Price

**\$255,000**

Sale Date: 22/03/2019

Distance from Property: 680m





**7 MCCUBBIN ST, MAFFRA, VIC 3860**

3 1 2

**Sale Price**

**\$220,000**

Sale Date: 21/02/2019

Distance from Property: 706m



**61 MCADAM ST, MAFFRA, VIC 3860**

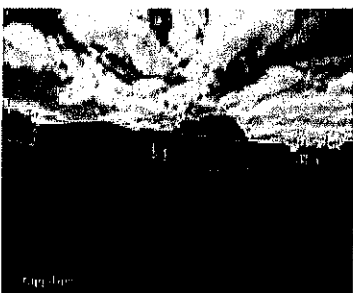
3 1 4

**Sale Price**

**\$265,000**

Sale Date: 17/01/2019

Distance from Property: 636m



**1 DAVIS ST, MAFFRA, VIC 3860**

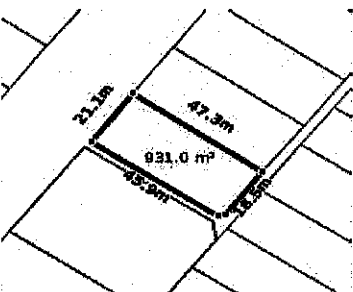
3 1 2

**Sale Price**

**\$263,000**

Sale Date: 16/11/2018

Distance from Property: 295m



**24 MCMILLAN ST, MAFFRA, VIC 3860**

3 2 -

**Sale Price**

**\$230,000**

Sale Date: 15/11/2018

Distance from Property: 1.3km



**67 CARPENTER ST, MAFFRA, VIC 3860**

3 1 3

**Sale Price**

**\$249,000**

Sale Date: 05/11/2018

Distance from Property: 626m





**23 BOISDALE ST, MAFFRA, VIC 3860**

3 1 1

**Sale Price**

**\$224,000**

Sale Date: 27/09/2018

Distance from Property: 1km



**65 CARPENTER ST, MAFFRA, VIC 3860**

3 1 4

**Sale Price**

**\$222,500**

Sale Date: 25/09/2018

Distance from Property: 644m



**26 GEORGE ST, MAFFRA, VIC 3860**

3 1 2

**Sale Price**

**\$250,000**

Sale Date: 19/09/2018

Distance from Property: 848m



**105 CARPENTER ST, MAFFRA, VIC 3860**

3 1 3

**Sale Price**

**\$245,000**

Sale Date: 01/08/2018

Distance from Property: 286m



**8 ALFRED ST, MAFFRA, VIC 3860**

3 2 2

**Sale Price**

**\$269,000**

Sale Date: 29/07/2018

Distance from Property: 791m





**121 POWERSCOURT ST, MAFFRA, VIC 3860**



**3**



**1**



**4**

**Sale Price**

**\$280,000**

Sale Date: 26/07/2018

Distance from Property: 672m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

89 KNIGHT 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)

Price Range: \$233,000 to \$256,000

### Median sale price

Median price

\$257,500

Property type

House

Suburb

MAFFRA

Period

01 October 2018 to 30 September 2019

Source



### 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

25 MCADAM ST, MAFFRA, VIC 3860	\$255,000	24/07/2019
115 POWERSCOURT ST, MAFFRA, VIC 3860	\$250,000	28/08/2019
3 POWERSCOURT ST, MAFFRA, VIC 3860	\$245,000	19/07/2019

This Statement of Information was prepared on:

08/10/2019

96 POWERSCOURT ST, MAFFRA, VIC 3860	\$235,000	13/07/2019
92 POWERSCOURT ST, MAFFRA, VIC 3860	\$220,000	03/07/2019
20 GEORGE ST, MAFFRA, VIC 3860	\$235,000	20/06/2019
82 POWERSCOURT ST, MAFFRA, VIC 3860	\$250,000	04/04/2019
1 MCCUBBIN ST, MAFFRA, VIC 3860	\$255,000	22/03/2019
7 MCCUBBIN ST, MAFFRA, VIC 3860	\$220,000	21/02/2019
61 MCADAM ST, MAFFRA, VIC 3860	\$265,000	17/01/2019
1 DAVIS ST, MAFFRA, VIC 3860	\$263,000	16/11/2018
24 MCMILLAN ST, MAFFRA, VIC 3860	\$230,000	15/11/2018
67 CARPENTER ST, MAFFRA, VIC 3860	\$249,000	05/11/2018
23 BOISDALE ST, MAFFRA, VIC 3860	\$224,000	27/09/2018
65 CARPENTER ST, MAFFRA, VIC 3860	\$222,500	25/09/2018
26 GEORGE ST, MAFFRA, VIC 3860	\$250,000	19/09/2018
105 CARPENTER ST, MAFFRA, VIC 3860	\$245,000	01/08/2018
8 ALFRED ST, MAFFRA, VIC 3860	\$269,000	29/07/2018
121 POWERSCOURT ST, MAFFRA, VIC 3860	\$280,000	26/07/2018

This Statement of Information was prepared on:

08/10/2019