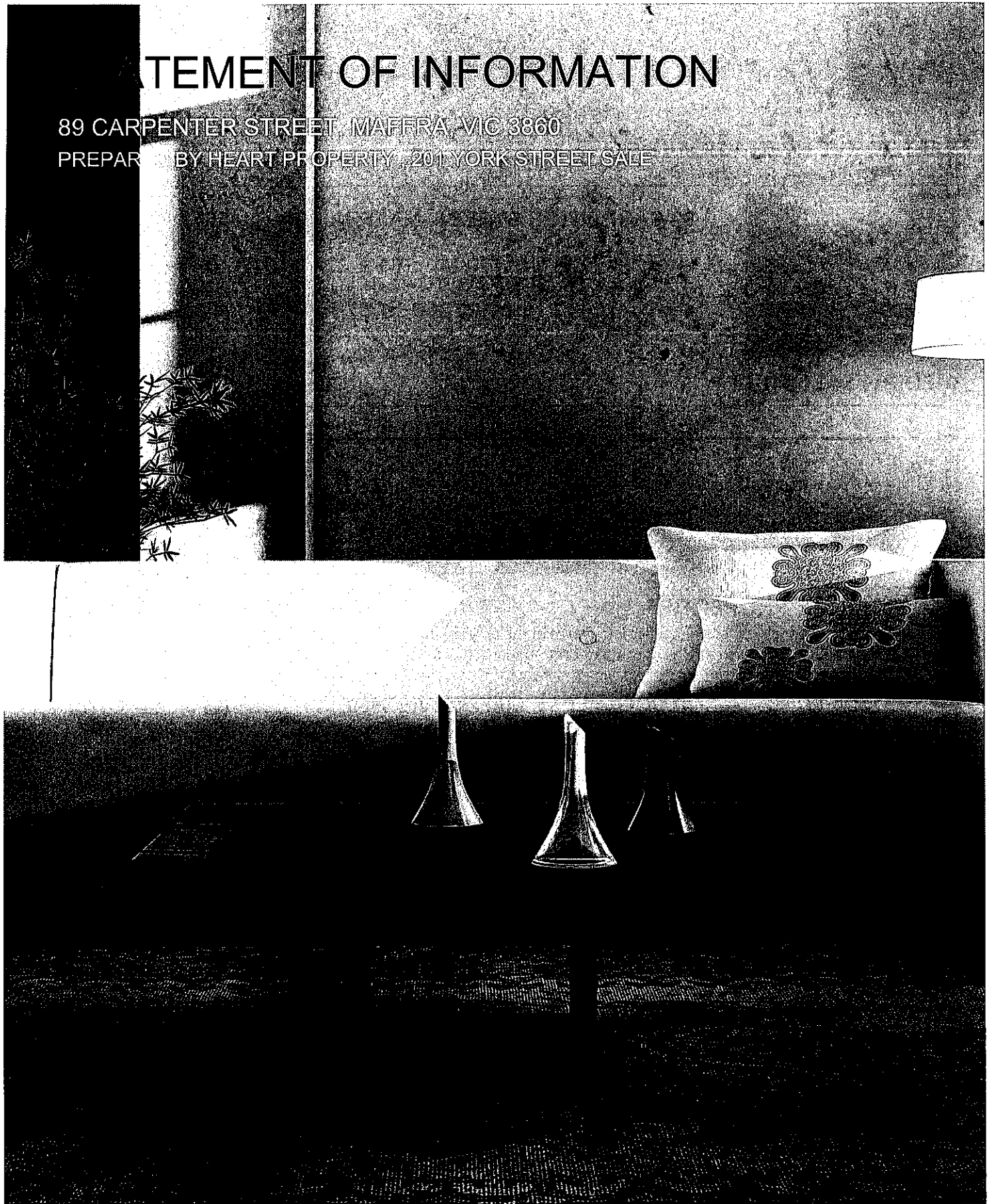


STATEMENT OF INFORMATION

89 CARPENTER STREET, MAFFRA VIC 3860

PREPARED BY HEART PROPERTY 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89 CARPENTER STREET, MAFFRA, VIC

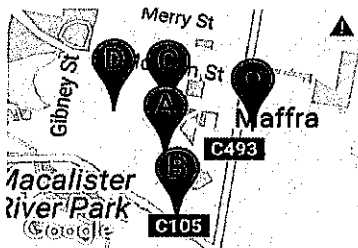
 3  1  2

Indicative Selling Price

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

Price Range: \$184,000 to \$203,000

MEDIAN SALE PRICE




MAFFRA, VIC, 3860

Suburb Median Sale Price (House)

\$254,000

01 April 2017 to 31 March 2018

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.



31 BOISDALE ST, MAFFRA, VIC 3860

 3  1  1

Sale Price

***\$197,000**

Sale Date: 20/04/2018

Distance from Property: 631m



184 JOHNSON ST, MAFFRA, VIC 3860

 3  1  1

Sale Price

\$200,000

Sale Date: 07/12/2017

Distance from Property: 840m



34 KING ST, MAFFRA, VIC 3860

 2  1  2

Sale Price

\$179,600

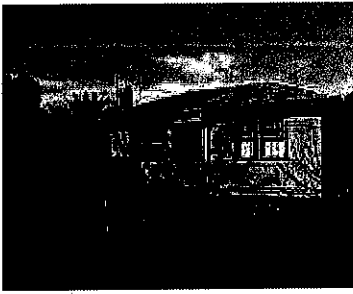
Sale Date: 30/01/2018

Distance from Property: 596m



This report has been compiled on 17/05/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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34 MCMILLAN ST, MAFFRA, VIC 3860

 **2**  **1**  **2**

Sale Price

\$198,000

Sale Date: 22/12/2017

Distance from Property: 956m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

89 CARPENTER STREET, MAFFRA, VIC 3860

Indicative selling price

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

Price Range: \$184,000 to \$203,000

Median sale price

Median price \$254,000

House

☒

Unit

☐

Suburb

MAFFRA

Period 01 April 2017 to 31 March 2018

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 |
|----------------------------------|------------|--------------|
| 31 BOISDALE ST, MAFFRA, VIC 3860 | *\$197,000 | 20/04/2018 |
| 184 JOHNSON ST, MAFFRA, VIC 3860 | \$200,000 | 07/12/2017 |
| 34 KING ST, MAFFRA, VIC 3860 | \$179,600 | 30/01/2018 |
| 34 MCMILLAN ST, MAFFRA, VIC 3860 | \$198,000 | 22/12/2017 |