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 27 Alfred Street, Maffra Vic 3860

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-----------|--|--|--|--|--|--|--|
| Single price | \$180,000 | | | | | | | |

Median sale price*

| Median price | Pro | operty Type | | | Suburb | Maffra |
|---------------|-----|-------------|----|------|--------|--------|
| Period - From | to | | So | urce | | |

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 71 Mcadam St MAFFRA 3860 | \$185,000 | 17/07/2019 |
| 2 | 7 Carpenter St MAFFRA 3860 | \$175,000 | 24/07/2019 |
| 3 | 42 Mcadam St MAFFRA 3860 | \$165,000 | 02/04/2019 |

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:

05/10/2019 09:06

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



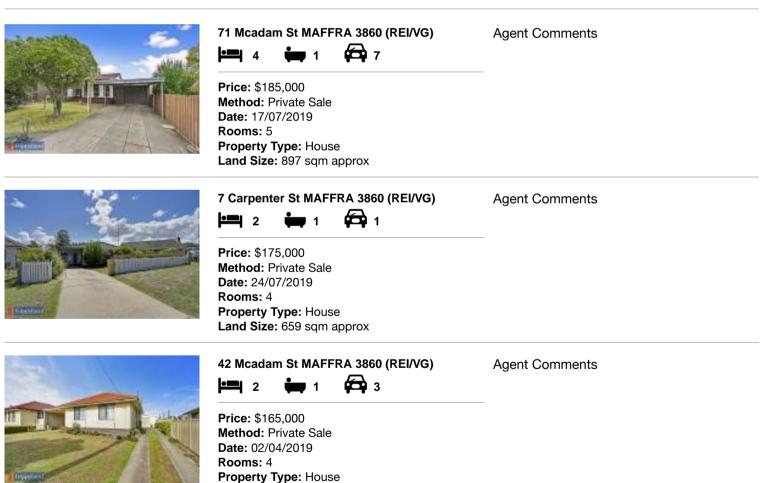






Property Type: House Land Size: 1000 sqm approx Agent Comments Indicative Selling Price \$180,000 No median price available

Comparable Properties



Account - Country Road RE | P: 03 5141 1026 | F: 03 5141 1024

Land Size: 690 sqm approx



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.