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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

50 Boisdale Street, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underqu	oting
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Single price \$439,000

Median sale price*

Median price	Property	Туре		Sub	burb	Maffra
Period - From	to		Sou	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.

Address of comparable property		Price	Date of sale
1	16 Pearson St MAFFRA 3860	\$450,000	10/10/2019
2	147-149 Mcadam St MAFFRA 3860	\$445,000	12/08/2020
3	9 Calvert Ct MAFFRA 3860	\$422,500	19/09/2019

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:

27/10/2020 09:54

* 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 (Previously Occupied - Detached) Land Size: 1009 sqm approx Agent Comments Indicative Selling Price \$439,000 No median price available

Comparable Properties



16 Pearson St MAFFRA 3860 (VG)

Price: \$450,000 Method: Sale Date: 10/10/2019 Property Type: House (Res) Land Size: 635 sqm approx Agent Comments



147-149 Mcadam St MAFFRA 3860 (REI)

Agent Comments



Price: \$445,000 Method: Private Sale Date: 12/08/2020 Rooms: 6 Property Type: House Land Size: 1561 sqm approx



9 Calvert Ct MAFFRA 3860 (REI/VG)



Price: \$422,500 Method: Private Sale Date: 19/09/2019 Rooms: 8 Property Type: House Land Size: 1063 sqm approx Agent Comments

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



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.