

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

28 Pearson Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$330,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2021

to

31/03/2021

Source

REIV

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	33 Morison St MAFFRA 3860	\$349,000	08/12/2020
2	78 Queen St MAFFRA 3860	\$355,000	28/08/2020
3	7 Charles St MAFFRA 3860	\$345,000	20/07/2020

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:

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Indicative Selling Price

\$349,000

Median House Price

March quarter 2021: \$330,000



Property Type: House (Previously Occupied - Detached)

Land Size: 674 sqm approx

Agent Comments

Comparable Properties



33 Morison St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$349,000

Method: Private Sale

Date: 08/12/2020

Property Type: House

Land Size: 800 sqm approx



78 Queen St MAFFRA 3860 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 28/08/2020

Property Type: House

Land Size: 540 sqm approx



7 Charles St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 20/07/2020

Property Type: House

Land Size: 1012 sqm approx