

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	15 Stam Court, Maffra Vic 3860
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price	\$339,000

#### Median sale price\*

Median price	House	Unit		Suburb or locality	Maffra
Period - From	to		Source		

#### 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 eighteen 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 11 Stam Ct MAFFRA 3860 \$343,000 22/12/2016 2 9 Stam Ct MAFFRA 3860 \$310,000 08/03/2017 3 1/35 Boisdale St MAFFRA 3860 \$300,000 07/01/2017

#### 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 eighteen months.
- \* 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.

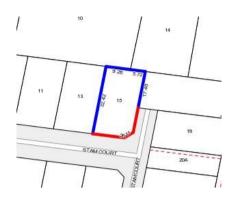
Account - Country Road RE | P: 03 5141 1026 | F: 03 5141 1024





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Property Type: Land Land Size: 483 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$339,000 No median price available

### Comparable Properties



11 Stam Ct MAFFRA 3860 (REI/VG)



Price: \$343,000 Method: Private Sale Date: 22/12/2016 Rooms: 5

Property Type: House Land Size: 487 sqm approx **Agent Comments** 



9 Stam Ct MAFFRA 3860 (REI/VG)

3





Price: \$310,000 Method: Private Sale Date: 08/03/2017 Rooms: 4

Property Type: House Land Size: 9490 sqm approx Agent Comments



1/35 Boisdale St MAFFRA 3860 (REI/VG)



Price: \$300,000 Method: Private Sale Date: 07/01/2017 Rooms: 3

Property Type: Unit

**Agent Comments** 

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