Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

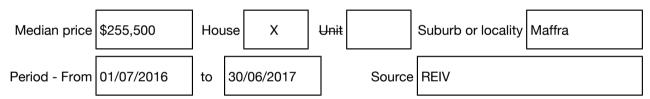
Address 34 Church Street, Maffra Vic 3860 Including suburb or locality andpostcode

Indicative selling price

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

 Range between
 \$200,000
 &
 \$220,000

Median sale price



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	25 Boisdale St MAFFRA 3860	\$232,000	08/03/2017
2	1/45 Boisdale St MAFFRA 3860	\$225,000	26/05/2017
3	20 Laura St MAFFRA 3860	\$210,000	28/10/2016

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.

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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.









Rooms: Property Type: Agent Comments Indicative Selling Price \$200,000 - \$220,000 Median House Price Year ending June 2017: \$255,500

Comparable Properties

25 Boisdale St MAFFRA 3860 (REI/VG) 2 1 1 1 Price: \$232,000 Method: Private Sale Date: 08/03/2017 Rooms: 5 Property Type: House Land Size: 921 sqm approx	Agent Comments
1/45 Boisdale St MAFFRA 3860 (REI/VG) 2 1 1 1 Price: \$225,000 Method: Private Sale Date: 26/05/2017 Rooms: 4 Property Type: House	Agent Comments
20 Laura St MAFFRA 3860 (REI/VG) 3 1 2 Price: \$210,000 Method: Private Sale Date: 28/10/2016 Rooms: - Property Type: House Land Size: 501 sqm approx	Agent Comments

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