

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

38 Gibney Street, Maffra Vic 3860

Indicative selling price

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

Single price \$245,000

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	8 Princess St MAFFRA 3860	\$250,000	24/08/2017
2	25 George St MAFFRA 3860	\$240,000	27/06/2017
3	48 Gibney St MAFFRA 3860	\$220,000	24/11/2016

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.~~

* 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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 974 sqm approx

Agent Comments

Indicative Selling Price

\$245,000

No median price available

Comparable Properties



8 Princess St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 24/08/2017

Rooms: 7

Property Type: House

Land Size: 596 sqm approx



25 George St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 27/06/2017

Rooms: -

Property Type: House

Land Size: 950 sqm approx



48 Gibney St MAFFRA 3860 (VG)

Agent Comments



Price: \$220,000

Method: Sale

Date: 24/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 975 sqm approx