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Rooms:
Property Type: House
Land Size: 3720 sqm
Agent Comments

Indicative Selling Price
\$530,000
Median House Price
March quarter 2017: \$282,500

Comparable Properties



307 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments

4 2 8

Price: \$540,000
Method: Private Sale
Date: 07/07/2016
Rooms: 9
Property Type: House
Land Size: 10000 sqm



10 Douglas Ct MAFFRA 3860 (VG)

Agent Comments

4 - -

Price: \$495,000
Method: Sale
Date: 19/08/2016
Rooms: -
Property Type: House (Res)
Land Size: 3640 sqm



2a Alfred St MAFFRA 3860 (REI/VG)

Agent Comments

4 1 3

Price: \$490,000
Method: Private Sale
Date: 12/02/2016
Rooms: 7
Property Type: House
Land Size: 1829 sqm

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

117 Powerscourt Street, Maffra Vic 3860

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$282,500

House X

Suburb or locality Maffra

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

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
307 Boisdale St MAFFRA 3860	\$540,000	07/07/2016
10 Douglas Ct MAFFRA 3860	\$495,000	19/08/2016
2a Alfred St MAFFRA 3860	\$490,000	12/02/2016