

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 and
postcode

19 MCLEAN STREET MAFFRA VIC 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,000

Property type

House

Suburb

Maffra

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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

56 MCFARLANE STREET STRATFORD VIC 3862	\$440,000	08-Sep-22
28 DAWSON STREET STRATFORD VIC 3862	\$440,000	19-Apr-22
3 POWERSCOURT STREET MAFFRA VIC 3860	\$448,500	28-Apr-22

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: 30 September 2022



**56 MCFARLANE STREET
STRATFORD VIC 3862**

 3  1  1

Sold Price

^{RS}

\$440,000

Sold Date

08-Sep-22

Distance

9.39km



**28 DAWSON STREET STRATFORD
VIC 3862**

 3  1  6

Sold Price

\$440,000

Sold Date

19-Apr-22

Distance

9.27km



**3 POWERSCOURT STREET
MAFFRA VIC 3860**

 3  1  2

Sold Price

\$448,500

Sold Date

28-Apr-22

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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