

## 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

60 Mclean Street, Maffra Vic 3860

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$310,000

**Median sale price**Median price \$267,000 House ☒ Unit ☐ Suburb or locality Maffra

Period - From 01/04/2018 to 31/03/2019 Source REIV

**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	31 Cedarwood Dr MAFFRA 3860	\$345,000	24/04/2018
2	15 Stam Ct MAFFRA 3860	\$335,000	09/04/2018
3	34a Foster St MAFFRA 3860	\$305,000	20/04/2018

**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.

Chris Morrison

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**Indicative Selling Price**

\$310,000

**Median House Price**

Year ending March 2019: \$267,000



3   1   0

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1011 sqm approx

Agent Comments

## Comparable Properties



**31 Cedarwood Dr MAFFRA 3860 (REI/VG)**

Agent Comments

3   2   4

**Price:** \$345,000

**Method:** Private Sale

**Date:** 24/04/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1049 sqm approx



**15 Stam Ct MAFFRA 3860 (REI/VG)**

Agent Comments

3   2   3

**Price:** \$335,000

**Method:** Private Sale

**Date:** 09/04/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 483 sqm approx



**34a Foster St MAFFRA 3860 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$305,000

**Method:** Private Sale

**Date:** 20/04/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 458 sqm approx