

STATEMENT OF INFORMATION

170-172 MCADAM STREET, MAFFRA, VIC 3860

PREPARED BY KEVIN READ, WELLINGTON REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



170-172 MCADAM STREET, MAFFRA, VIC

 5  2  2

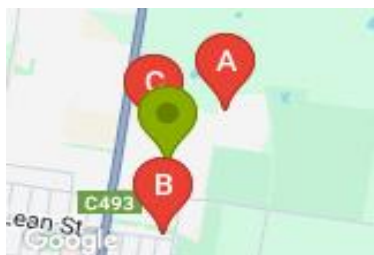
Indicative Selling Price

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

Single Price: **\$990,000**

Provided by: Kevin Read, Wellington Real Estate Pty Ltd

MEDIAN SALE PRICE



MAFFRA, VIC, 3860

Suburb Median Sale Price (House)

\$432,500

01 October 2023 to 30 September 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



10A CAMPBELL ST, MAFFRA, VIC 3860

 4  2  8

Sale Price

\$845,000

Sale Date: 04/10/2024

Distance from Property: 535m



41 DAVIS ST, MAFFRA, VIC 3860

 4  2  2

Sale Price

\$380,000

Sale Date: 16/07/2024

Distance from Property: 511m



171 MCADAM ST, MAFFRA, VIC 3860

 3  2  4

Sale Price

\$525,000

Sale Date: 23/07/2024

Distance from Property: 249m



This report has been compiled on 11/12/2024 by Wellington Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 170-172 MCADAM STREET, MAFFRA, VIC 3860

Indicative selling price

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

Single Price: \$990,000

Median sale price

Median price: \$432,500 Property type: House Suburb: MAFFRA
Period: 01 October 2023 to 30 September 2024 Source: pricfinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10A CAMPBELL ST, MAFFRA, VIC 3860	\$845,000	04/10/2024
41 DAVIS ST, MAFFRA, VIC 3860	\$380,000	16/07/2024
171 MCADAM ST, MAFFRA, VIC 3860	\$525,000	23/07/2024

This Statement of Information was prepared on: 11/12/2024