

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

30 Stratford-maffra Road, 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 \$245,000

#### Median sale price\*

Median price

House

Unit

Suburb

Maffra

Period - From

to

Source

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	23 Gibney St MAFFRA 3860	\$250,000	13/11/2017
2	59 Alfred St MAFFRA 3860	\$245,000	30/08/2017
3	116 Powerscourt St MAFFRA 3860	\$235,000	26/10/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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:** 782 sqm approx

Agent Comments

**Indicative Selling Price**

\$245,000

**No median price available**

## Comparable Properties



**23 Gibney St MAFFRA 3860 (REI/VG)**

Agent Comments



**Price:** \$250,000

**Method:** Private Sale

**Date:** 13/11/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 809 sqm approx



**59 Alfred St MAFFRA 3860 (REI/VG)**

Agent Comments



**Price:** \$245,000

**Method:** Private Sale

**Date:** 30/08/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 1011 sqm approx



**116 Powerscourt St MAFFRA 3860 (REI/VG)**

Agent Comments



**Price:** \$235,000

**Method:** Private Sale

**Date:** 26/10/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 914 sqm approx