

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

71 Knight 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

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$292,500

Property type

House

Suburb

Maffra

Period-from

01 Nov 2019

to

31 Oct 2020

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

62 McLean Street Maffra VIC 3860	\$235,000	17-Nov-20
12 Merrydale Street Maffra VIC 3860	\$218,000	23-Sep-20
27 Laura Street Maffra VIC 3860	\$237,500	07-Sep-20

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: 19 November 2020



62 McLean Street Maffra VIC 3860

Sold Price

^{RS}

\$235,000

Sold Date

17-Nov-20



3



1



1

Distance

0.47km



12 Merrydale Street Maffra VIC 3860

Sold Price

\$218,000

Sold Date

23-Sep-20



3



1



1

Distance

1.23km



27 Laura Street Maffra VIC 3860

Sold Price

\$237,500

Sold Date

07-Sep-20



3



1



2

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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