

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

122 Mccubbins Road, Maffra Vic 3860

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$389,000

Property Type

House

Suburb

Maffra

Period - From

01/07/2021

to

30/06/2022

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 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
1	94 Three Chain Rd MAFFRA 3860	\$945,000	26/03/2022
2	485 Three Chain Rd NEWRY 3859	\$925,000	08/04/2022
3	538 Three Chain Rd NEWRY 3859	\$875,000	03/05/2021

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:

09/09/2022 17:01



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 40000 sqm approx

Agent Comments

Comparable Properties



94 Three Chain Rd MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$945,000

Method: Private Sale

Date: 26/03/2022

Property Type: Lifestyle Property (Rur)

Land Size: 20234.30 sqm approx



485 Three Chain Rd NEWRY 3859 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 08/04/2022

Property Type: Lifestyle Property (Rur)

Land Size: 160000 sqm approx

538 Three Chain Rd NEWRY 3859 (VG)

Agent Comments



Price: \$875,000

Method: Sale

Date: 03/05/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 120000 sqm approx