



3 -

**Rooms:**

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

Agent Comments

**Indicative Selling Price**

\$0 - \$0

**Median House Price**

March quarter 2017: \$282,500

## Comparable Properties



**7 Charles St MAFFRA 3860 (REI/VG)**

Agent Comments

3 2 4

**Price:** \$265,000

**Method:** Private Sale

**Date:** 11/11/2016

**Rooms:** 5

**Property Type:** House

**Land Size:** 1000 sqm



**38 Mclean St MAFFRA 3860 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$260,000

**Method:** Private Sale

**Date:** 22/12/2015

**Rooms:** -

**Property Type:** House

**Land Size:** 808 sqm



**25 Henry St MAFFRA 3860 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$257,000

**Method:** Private Sale

**Date:** 06/02/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 1042 sqm

## 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

31 Henry 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)

Range between

\$0

&

\$0

#### Median sale price

Median price

\$282,500

House

X

Suburb or locality

Maffra

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 Charles St MAFFRA 3860	\$265,000	11/11/2016
38 Mclean St MAFFRA 3860	\$260,000	22/12/2015
25 Henry St MAFFRA 3860	\$257,000	06/02/2016