## 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

2/45 Boisdale Street, Maffra Vic 3860

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	-or the	ne meaning o	of this price	see consumer	.vic.gov.au	u/underquoting	
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Single price \$250,000

#### Median sale price\*

Median price	Property	Туре		Sub	burb	Maffra
Period - From	to		Sou	urce		

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	42 King St MAFFRA 3860	\$253,000	19/06/2020
2	115a Powerscourt St MAFFRA 3860	\$250,000	28/08/2019
3	1/65 Boisdale St MAFFRA 3860	\$230,000	21/05/2019

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:

16/07/2020 16:08

\* 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.









Property Type: Unit Agent Comments

**Indicative Selling Price** \$250,000 No median price available

# **Comparable Properties**



42 King St MAFFRA 3860 (REI) · 3 **D** 1

Price: \$253,000 Method: Private Sale Date: 19/06/2020 Property Type: House Land Size: 385 sqm approx Agent Comments

115a Powerscourt St MAFFRA 3860 (VG)

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Price: \$250,000 Method: Sale Date: 28/08/2019 Property Type: House (Res) Land Size: 594 sqm approx



1/65 Boisdale St MAFFRA 3860 (REI/VG)



Agent Comments

Agent Comments

Price: \$230,000 Method: Private Sale Date: 21/05/2019 Property Type: Unit

### Account - Country Road RE | P: 03 5141 1026 | F: 03 5141 1024



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.