

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	49 Thomson Street, Maffra Vic 3860
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price	\$212,000
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#### Median sale price\*

Median price	House	Unit		Suburb or locality	Maffra
Period - From	to		Source		

#### 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 eighteen 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 1/45 Boisdale St MAFFRA 3860 \$225,000 26/05/2017 2 6 Edward St MAFFRA 3860 \$225,000 16/02/2017 3 33 Laura St MAFFRA 3860 \$220,000 15/11/2017

#### 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 eighteen 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.

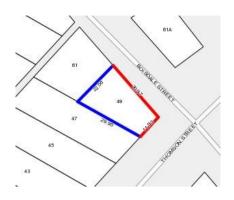
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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 693 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$212,000 No median price available

### Comparable Properties



1/45 Boisdale St MAFFRA 3860 (REI/VG)





Price: \$225,000 Method: Private Sale Date: 26/05/2017 Rooms: 4

Property Type: House

**Agent Comments** 



6 Edward St MAFFRA 3860 (REI)





Price: \$225,000 Method: Private Sale Date: 16/02/2017

Rooms: 6

Property Type: House

Land Size: 1028 sqm approx

Agent Comments



33 Laura St MAFFRA 3860 (VG)



Price: \$220,000 Method: Sale Date: 15/11/2017

Rooms: -

Property Type: House (Res) Land Size: 1012 sqm approx Agent Comments

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