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

26 Sale Road, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$235,000						

Median sale price*

Median price	Pro	perty Type			Suburb	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.

Ade	dress of comparable property	Price	Date of sale
1	124 Mcadam St MAFFRA 3860	\$250,000	08/03/2019
2	96 Powerscourt St MAFFRA 3860	\$235,000	13/07/2019
3	81 Knight St MAFFRA 3860	\$220,000	15/06/2018

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:

28/10/2019 11:58

* 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.



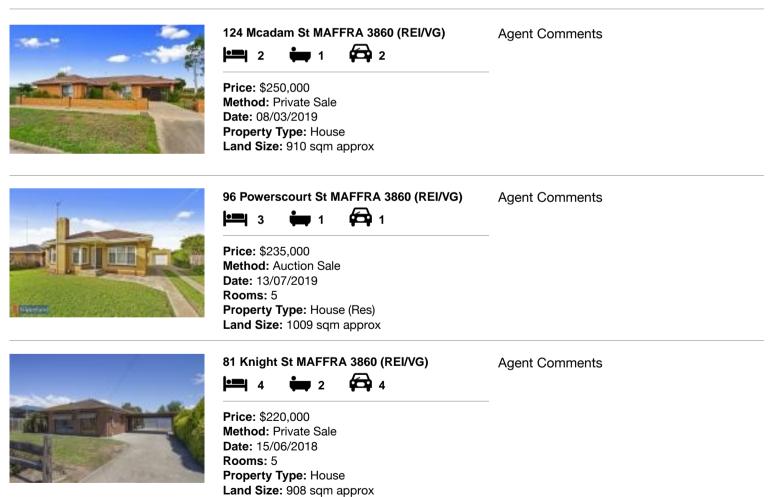






Property Type: House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$235,000 No median price available

Comparable Properties



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.