Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 9 Hillcrest Drive, Maffra Vic 3860

Indicative selling price

For the meaning o	f this price see co	onsumer.vic.gov.au/	underquoting
		7	

Single price \$459,950

Median sale price

Median price	\$380,000	Pro	operty Type Ho	use	Suburb	Maffra
Period - From	01/07/2021	to	30/09/2021	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.

Add	dress of comparable property	Price	Date of sale
1	12 Hillcrest Dr MAFFRA 3860	\$447,000	01/12/2020
2	7 Stam Ct MAFFRA 3860	\$445,000	15/07/2021
3	25 Hillcrest Dr MAFFRA 3860	\$425,000	27/05/2020

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:

23/11/2021 11:03



GRAHAM CHALMER





Property Type: House Land Size: 850 sqm approx Agent Comments

Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$459,950 **Median House Price** September quarter 2021: \$380,000

Comparable Properties



Agent Comments

Price: \$445,000 Method: Private Sale Date: 15/07/2021 Property Type: House Land Size: 532 sqm approx



25 Hillcrest Dr MAFFRA 3860 (VG) έα). 4

Agent Comments

Price: \$425,000 Method: Sale Date: 27/05/2020 Property Type: House (Res) Land Size: 880 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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