

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

9 Hillcrest Drive, Maffra Vic 3860

Indicative selling price

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

Single price

\$459,950

Median sale price

Median price

\$380,000

Property Type

House

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.

| Address 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

Victoria Cook

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Indicative Selling Price

\$459,950

Median House Price

September quarter 2021: \$380,000



3 2 4

Property Type: House

Land Size: 850 sqm approx

Agent Comments

Comparable Properties



12 Hillcrest Dr MAFFRA 3860 (REI/VG)

Agent Comments

3 2 3

Price: \$447,000

Method: Private Sale

Date: 01/12/2020

Property Type: House

Land Size: 892 sqm approx



7 Stam Ct MAFFRA 3860 (REI/VG)

Agent Comments

3 2 2

Price: \$445,000

Method: Private Sale

Date: 15/07/2021

Property Type: House

Land Size: 532 sqm approx



25 Hillcrest Dr MAFFRA 3860 (VG)

Agent Comments

4 - -

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