

# 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

45 Landy Street, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$305,000

### Median sale price

Median price

\$410,000

Property Type

House

Suburb

Maffra

Period - From

01/10/2021

to

31/12/2021

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 | 81 McAdam St MAFFRA 3860       | \$320,000 | 06/12/2021   |
| 2 | 29 Carpenter St MAFFRA 3860    | \$305,000 | 07/09/2021   |
| 3 | 10 Landy St MAFFRA 3860        | \$280,000 | 08/12/2020   |

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:

01/02/2022 11:37

45 Landy Street, Maffra Vic 3860

**GRAHAM CHALMER**  
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

**Indicative Selling Price**

\$305,000

**Median House Price**

December quarter 2021: \$410,000



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**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 910 sqm approx

Agent Comments

## Comparable Properties



**81 McAdam St MAFFRA 3860 (VG)**

Agent Comments

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**Price:** \$320,000

**Method:** Sale

**Date:** 06/12/2021

**Property Type:** House (Res)

**Land Size:** 910 sqm approx



**29 Carpenter St MAFFRA 3860 (REI/VG)**

Agent Comments

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**Price:** \$305,000

**Method:** Private Sale

**Date:** 07/09/2021

**Property Type:** House

**Land Size:** 838 sqm approx



**10 Landy St MAFFRA 3860 (VG)**

Agent Comments

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**Price:** \$280,000

**Method:** Sale

**Date:** 08/12/2020

**Property Type:** House (Res)

**Land Size:** 736 sqm approx

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



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