



STATEMENT OF INFORMATION

20 LAURA STREET, MAFFRA, VIC-3860

PREPARED BY HEART PROPERTY , 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 LAURA STREET, MAFFRA, VIC 3860

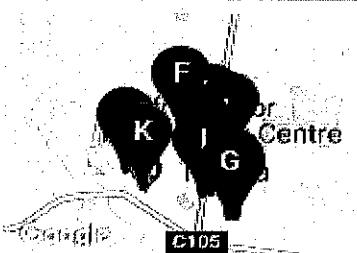
 2  1  1

Indicative Selling Price

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

Price Range: \$236,000 to \$260,000

MEDIAN SALE PRICE




MAFFRA, VIC, 3860

Suburb Median Sale Price (House)

\$269,000

01 April 2018 to 31 March 2019

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



124 MCADAM ST, MAFFRA, VIC 3860

 2  1  2

Sale Price

\$250,000

Sale Date: 05/03/2019

Distance from Property: 1.4km



89 POWERSCOURT ST, MAFFRA, VIC 3860

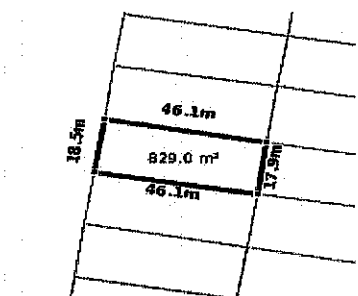
 2  1  -

Sale Price

\$240,000

Sale Date: 18/06/2018

Distance from Property: 1.2km



82 POWERSCOURT ST, MAFFRA, VIC 3860

 3  -  -

Sale Price

\$250,000

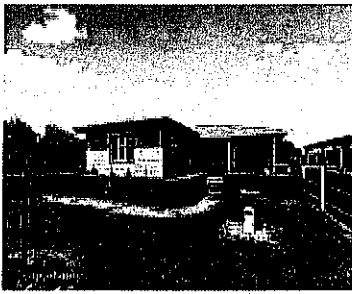
Sale Date: 04/04/2019

Distance from Property: 1.1km



This report has been compiled on 05/06/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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8 LANDY ST, MAFFRA, VIC 3860

3 2 1

Sale Price

\$245,000

Sale Date: 19/12/2018

Distance from Property: 1.7km



67 CARPENTER ST, MAFFRA, VIC 3860

3 1 3

Sale Price

\$249,000

Sale Date: 05/11/2018

Distance from Property: 1.2km



26 GEORGE ST, MAFFRA, VIC 3860

3 1 2

Sale Price

\$250,000

Sale Date: 19/09/2018

Distance from Property: 981m



2 KNIGHT ST, MAFFRA, VIC 3860

3 2 2

Sale Price

\$240,000

Sale Date: 28/08/2018

Distance from Property: 1.6km



105 CARPENTER ST, MAFFRA, VIC 3860

3 1 3

Sale Price

\$245,000

Sale Date: 01/08/2018

Distance from Property: 1.3km





37 POWERSCOURT ST, MAFFRA, VIC 3860

3 1 1

Sale Price

\$245,000

Sale Date: 21/06/2018

Distance from Property: 1.1km



3 LANDY ST, MAFFRA, VIC 3860

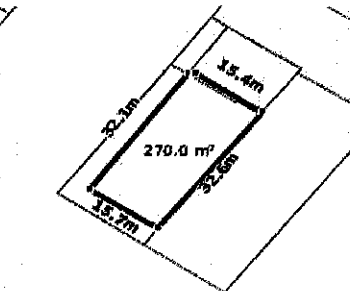
3 2 2

Sale Price

\$260,000

Sale Date: 26/07/2018

Distance from Property: 1.6km



2 QUEEN ST, MAFFRA, VIC 3860

3 - -

Sale Price

\$255,000

Sale Date: 11/07/2018

Distance from Property: 341m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

20 LAURA STREET, MAFFRA, VIC 3860

Indicative selling price

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

Price Range: \$236,000 to \$260,000

Median sale price

Median price

\$269,000

House

X

Unit

Suburb

MAFFRA

Period

01 April 2018 to 31 March 2019

Source

pricefinder

Comparable property sales

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
124 MCADAM ST, MAFFRA, VIC 3860	\$250,000	05/03/2019
89 POWERSCOURT ST, MAFFRA, VIC 3860	\$240,000	18/06/2018
82 POWERSCOURT ST, MAFFRA, VIC 3860	\$250,000	04/04/2019

8 LANDY ST, MAFFRA, VIC 3860	\$245,000	19/12/2018
67 CARPENTER ST, MAFFRA, VIC 3860	\$249,000	05/11/2018
26 GEORGE ST, MAFFRA, VIC 3860	\$250,000	19/09/2018
2 KNIGHT ST, MAFFRA, VIC 3860	\$240,000	28/08/2018
105 CARPENTER ST, MAFFRA, VIC 3860	\$245,000	01/08/2018
37 POWERSCOURT ST, MAFFRA, VIC 3860	\$245,000	21/06/2018
3 LANDY ST, MAFFRA, VIC 3860	\$260,000	26/07/2018
2 QUEEN ST, MAFFRA, VIC 3860	\$255,000	11/07/2018