

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

34 Mclean Street, Maffra Vic 3860

Indicative selling price

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

Single price \$190,000

Median sale price*

Median price

House

Unit

Suburb or locality

Maffra

Period - From

to

Source

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 eighteen 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	42 Morison St MAFFRA 3860	\$187,500	13/03/2019
2	34 King St MAFFRA 3860	\$179,600	30/01/2018
3	22a Laura St MAFFRA 3860	\$176,000	26/01/2019

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 eighteen months.

* 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.



3 0 1

Rooms:

Property Type: House

Land Size: 788.552 sqm approx

Agent Comments

Indicative Selling Price

\$190,000

No median price available

Comparable Properties



42 Morison St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 0

Price: \$187,500

Method: Private Sale

Date: 13/03/2019

Rooms: 5

Property Type: House

Land Size: 555 sqm approx



34 King St MAFFRA 3860 (VG)

Agent Comments

2 0 1

Price: \$179,600

Method: Sale

Date: 30/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 738 sqm approx



22a Laura St MAFFRA 3860 (REI)

Agent Comments

2 1 1

Price: \$176,000

Method: Private Sale

Date: 26/01/2019

Rooms: -

Property Type: House