



STATEMENT OF INFORMATION

17 KING STREET, MAFFRA, VIC-3860

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 KING STREET, MAFFRA, VIC 3860

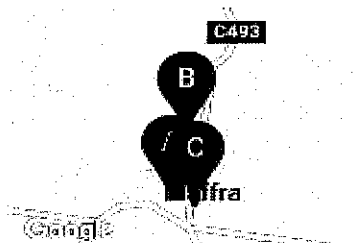
 6  2  2

Indicative Selling Price

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

Price Range: \$422,000 to \$464,000

MEDIAN SALE PRICE




MAFFRA, VIC, 3860

Suburb Median Sale Price (House)

\$270,000

01 July 2019 to 30 June 2020

Provided by: 

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.



16 PEARSON ST, MAFFRA, VIC 3860

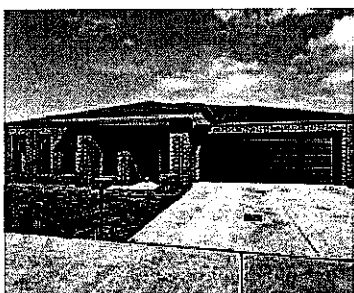
 5  2  2

Sale Price

\$450,000

Sale Date: 10/10/2019

Distance from Property: 211m



16 CURRAWONG CRES, MAFFRA, VIC 3860

 4  2  4

Sale Price

\$430,000

Sale Date: 24/01/2020

Distance from Property: 1.9km



59 CARPENTER ST, MAFFRA, VIC 3860

 3  2  8

Sale Price

\$435,000

Sale Date: 10/10/2019

Distance from Property: 492m



This report has been compiled on 07/08/2020 by Heart Property . Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
Including suburb and

17 KING STREET, MAFFRA, VIC 3860

Indicative selling price

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

Price Range: \$422,000 to \$464,000

Median sale price

Median price

\$270,000

Property type

House

Suburb

MAFFRA

Period

01 July 2019 to 30 June 2020

Source



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

Price

Date of sale

16 PEARSON ST, MAFFRA, VIC 3860	\$450,000	10/10/2019
16 CURRAWONG CRES, MAFFRA, VIC 3860	\$430,000	24/01/2020
59 CARPENTER ST, MAFFRA, VIC 3860	\$435,000	10/10/2019

This Statement of Information was prepared

07/08/2020

