

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

117 Mcadam Street, Maffra Vic 3860

Indicative selling price

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

Single price \$282,000

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	1 Mclean St MAFFRA 3860	\$280,000	01/01/2018
2	8 Mcadam St MAFFRA 3860	\$278,500	11/01/2018
3	49 Knight St MAFFRA 3860	\$270,000	06/10/2017

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  2  2

Rooms:
Property Type: House
Land Size: 924 sqm approx
Agent Comments

Indicative Selling Price
\$282,000
No median price available

Comparable Properties



1 Mclean St MAFFRA 3860 (REI/VG)

Agent Comments

 4  1  -

Price: \$280,000
Method: Private Sale
Date: 01/01/2018
Rooms: -
Property Type: House
Land Size: 981 sqm approx



8 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments

 4  1  2

Price: \$278,500
Method: Private Sale
Date: 11/01/2018
Rooms: 7
Property Type: House
Land Size: 100000 sqm approx



49 Knight St MAFFRA 3860 (REI/VG)

Agent Comments

 3  2  2

Price: \$270,000
Method: Private Sale
Date: 06/10/2017
Rooms: -
Property Type: House
Land Size: 911 sqm approx