

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	1/77 Landy Street, Maffra Vic 3860
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Indicative selling price

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

Single price	\$179,000
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Median sale price

Median price	\$265,000	House	X	Unit		Suburb or locality	Maffra
Period - From	01/10/2017	to	30/09/2018	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 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	3/36 Church St MAFFRA 3860	\$205,000	07/05/2018
2	2/69 Queen St MAFFRA 3860	\$190,000	07/11/2018
3	4/9 Princess St MAFFRA 3860	\$183,000	20/09/2017

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.

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Indicative Selling Price
\$179,000

Median House Price
Year ending September 2018: \$265,000



Rooms:
Property Type: Unit
Agent Comments

Comparable Properties



3/36 Church St MAFFRA 3860 (VG)

Agent Comments



Price: \$205,000
Method: Sale
Date: 07/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/69 Queen St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$190,000
Method: Private Sale
Date: 07/11/2018
Rooms: 4
Property Type: Unit



4/9 Princess St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$183,000
Method: Private Sale
Date: 20/09/2017
Rooms: 4
Property Type: Unit
Land Size: 249 sqm approx