

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

52 King Street, Maffra Vic 3860

Indicative selling price

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

Single price \$398,000

Median sale price

 Median price \$256,500 House Unit Suburb or locality Maffra

Period - From 01/07/2017 to 30/06/2018 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 | 19 Merry St MAFFRA 3860 | \$411,000 | 10/04/2018 |
| 2 | 9 Calvert Ct MAFFRA 3860 | \$385,000 | 17/08/2017 |
| 3 | 2 Daly St MAFFRA 3860 | \$377,500 | 06/09/2018 |

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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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$398,000
Median House Price
Year ending June 2018: \$256,500

Comparable Properties



19 Merry St MAFFRA 3860 (REI)

[Agent Comments](#)

 4  2  4

Price: \$411,000
Method: Private Sale
Date: 10/04/2018
Rooms: 7
Property Type: House
Land Size: 1080 sqm approx



9 Calvert Ct MAFFRA 3860 (REI)

[Agent Comments](#)

 4  2  2

Price: \$385,000
Method: Private Sale
Date: 17/08/2017
Rooms: 7
Property Type: House
Land Size: 1063 sqm approx



2 Daly St MAFFRA 3860 (REI)

[Agent Comments](#)

 4  2  2

Price: \$377,500
Method: Private Sale
Date: 06/09/2018
Rooms: 6
Property Type: House