

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 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 | 11 Henry St MAFFRA 3860 | \$285,000 | 18/09/2018 |
| 2 | 32 Charles St MAFFRA 3860 | \$282,500 | 20/10/2018 |
| 3 | 13 Merry St MAFFRA 3860 | \$280,000 | 15/05/2018 |

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
 Agent Comments

Indicative Selling Price
 \$280,000
Median House Price
 September quarter 2018: \$274,500

Comparable Properties



11 Henry St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 18/09/2018
Rooms: 5
Property Type: House
Land Size: 1041 sqm approx



32 Charles St MAFFRA 3860 (REI)

Agent Comments



Price: \$282,500
Method: Auction Sale
Date: 20/10/2018
Rooms: 7
Property Type: House (Res)



13 Merry St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 15/05/2018
Rooms: 5
Property Type: House
Land Size: 948 sqm approx