

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	156 Three Chain Rd MAFFRA 3860	\$430,000	08/12/2016
2	19 Cedarwood Dr MAFFRA 3860	\$415,000	06/04/2016
3	2 Creighton Ct MAFFRA 3860	\$410,000	23/03/2016

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: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx
Agent Comments

Indicative Selling Price
\$425,000
Median House Price
Year ending June 2017: \$255,500

Comparable Properties



156 Three Chain Rd MAFFRA 3860 (REI/VG) **Agent Comments**



Price: \$430,000
Method: Private Sale
Date: 08/12/2016
Rooms: 5
Property Type: House
Land Size: 13900 sqm approx



19 Cedarwood Dr MAFFRA 3860 (REI/VG) **Agent Comments**



Price: \$415,000
Method: Private Sale
Date: 06/04/2016
Rooms: 6
Property Type: House
Land Size: 1035 sqm approx



2 Creighton Ct MAFFRA 3860 (VG) **Agent Comments**



Price: \$410,000
Method: Sale
Date: 23/03/2016
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx