

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 89 Powerscourt Street, Maffra Vic 3860

Indicative selling price

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

Single price \$255,000

Median sale price

Median price \$255,500 House Unit Suburb Maffra

Period - From 01/07/2016 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	20 Sale Rd MAFFRA 3860	\$256,500	24/04/2017
2	94 Powerscourt St MAFFRA 3860	\$256,000	10/01/2017
3	58 Kent St MAFFRA 3860	\$255,000	20/04/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



 4  1  0

Rooms:
Property Type: House
Land Size: 1002.952 sqm approx
Agent Comments

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

Comparable Properties



20 Sale Rd MAFFRA 3860 (REI/VG)

Agent Comments

 3  1  -

Price: \$256,500
Method: Private Sale
Date: 24/04/2017
Rooms: 4
Property Type: House
Land Size: 1012 sqm approx



94 Powerscourt St MAFFRA 3860 (REI/VG)

Agent Comments

 3  1  2

Price: \$256,000
Method: Private Sale
Date: 10/01/2017
Rooms: 7
Property Type: House
Land Size: 914 sqm approx



58 Kent St MAFFRA 3860 (REI/VG)

Agent Comments

 3  2  3

Price: \$255,000
Method: Private Sale
Date: 20/04/2017
Rooms: 7
Property Type: House
Land Size: 705 sqm approx