

# 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

11 Mclean Street, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$329,000

### Median sale price

Median price

\$285,000

Property Type

House

Suburb

Maffra

Period - From

01/10/2019

to

31/12/2019

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 18 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 Merrydale St MAFFRA 3860	\$327,000	20/12/2018
2	5 Glassford St MAFFRA 3860	\$320,000	08/01/2020
3	40 Gibney St MAFFRA 3860	\$303,000	13/07/2019

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 18 months.~~

This Statement of Information was prepared on:

21/04/2020 11:23



3 2 1

**Property Type:** House  
**Land Size:** 1011 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$329,000

**Median House Price**  
December quarter 2019: \$285,000

## Comparable Properties



**20 Merrydale St MAFFRA 3860 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$327,000  
**Method:** Private Sale  
**Date:** 20/12/2018  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**5 Glassford St MAFFRA 3860 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 08/01/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 651 sqm approx



**40 Gibney St MAFFRA 3860 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$303,000  
**Method:** Private Sale  
**Date:** 13/07/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 972 sqm approx