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	142 Powerscourt Street, Maffra Vic 3860

Indicative selling price

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

Single price $369,000

Median sale price

Median price $380,000 Property Type House Suburb Maffra

Period - From 01/07/2021 to 30/09/2021 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	21 Mcadam St MAFFRA 3860	$369,000	22/09/2021
2	74A Boisdale St MAFFRA 3860	$360,000	13/10/2020
3	7 Morison St MAFFRA 3860	$359,000	18/08/2020

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: 21/12/2021 10:46

142 Powerscourt Street, Maffra Vic 3860



3 - -

Property Type: House (Previously Occupied - Detached)
Land Size: 20000 sqm approx

Agent Comments

Indicative Selling Price
$369,000
Median House Price
September quarter 2021: $380,000

Comparable Properties



21 Mcadam St MAFFRA 3860 (VG)

3 - -

Price: $369,000
Method: Sale
Date: 22/09/2021
Property Type: House (Res)
Land Size: 910 sqm approx

Agent Comments



74A Boisdale St MAFFRA 3860 (VG)

3 - -

Price: $360,000
Method: Sale
Date: 13/10/2020
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



7 Morison St MAFFRA 3860 (REI/VG)

3 2 5

Price: $359,000
Method: Private Sale
Date: 18/08/2020
Rooms: 6
Property Type: House
Land Size: 798 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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