

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

37 Powerscourt Street, Maffra Vic 3860

Indicative selling price

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

Single price \$390,000

Median sale price

Median price \$432,500

Property Type House

Suburb Maffra

Period - From 01/07/2023

to 30/09/2023

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 | 94 Powerscourt St MAFFRA 3860 | \$410,000 | 01/09/2023 |
| 2 | 74 Mcadam St MAFFRA 3860 | \$390,000 | 14/09/2022 |
| 3 | 4 Coral Cr MAFFRA 3860 | \$387,000 | 26/11/2022 |

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:

22/11/2023 15:10

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au



 3  1  1

Rooms: 5
Property Type: House
Land Size: 1109 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$390,000

Median House Price
September quarter 2023: \$432,500

Comparable Properties



94 Powerscourt St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$410,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 914 sqm approx



74 Mcadam St MAFFRA 3860 (VG)

[Agent Comments](#)

 3  -  -

Price: \$390,000
Method: Sale
Date: 14/09/2022
Property Type: House (Res)
Land Size: 910 sqm approx



4 Coral Cr MAFFRA 3860 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$387,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 1124 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690