

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

Range between &

Median sale price

Median price Property Type Suburb

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 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	7 Boisdale St MAFFRA 3860	\$485,000	18/08/2023
2	40 Boisdale St MAFFRA 3860	\$450,000	29/06/2023
3	82 Boisdale St MAFFRA 3860	\$405,000	18/09/2023

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:

Victoria Cook

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Property Type:

Divorce/Estate/Family Transfers

Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median House Price

Year ending September 2023: \$427,500

Comparable Properties



7 Boisdale St MAFFRA 3860 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 18/08/2023

Property Type: House (Res)

Land Size: 706 sqm approx

40 Boisdale St MAFFRA 3860 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 29/06/2023

Property Type: House (Res)

Land Size: 1058 sqm approx



82 Boisdale St MAFFRA 3860 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 18/09/2023

Property Type: House

Land Size: 1003 sqm approx

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