

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

7 Knight Street, Maffra Vic 3860

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$425,000

Property Type House

Suburb Maffra

Period - From 01/10/2023

to 31/12/2023

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	12 Mills St MAFFRA 3860	\$320,000	01/02/2024
2	11 Landy St MAFFRA 3860	\$310,000	25/01/2023
3	25 Knight St MAFFRA 3860	\$310,000	21/11/2022

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:

18/03/2024 16:56



Property Type: House (Previously Occupied - Detached)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price
\$315,000

Median House Price
December quarter 2023: \$425,000

Comparable Properties



12 Mills St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 1214 sqm approx



11 Landy St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 25/01/2023

Property Type: House

Land Size: 667 sqm approx



25 Knight St MAFFRA 3860 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 21/11/2022

Property Type: House

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