

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 Munro Street, Maffra Vic 3860

Indicative selling price

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

Single price \$290,000

Median sale price

Median price \$451,000

Property Type House

Suburb Maffra

Period - From 01/10/2024

to 31/12/2024

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 Mcadam St MAFFRA 3860	\$290,000	02/12/2024
2	60 Alfred St MAFFRA 3860	\$250,000	26/06/2024
3	89 Carpenter St MAFFRA 3860	\$277,000	26/06/2024

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:

28/02/2025 14:03



Property Type:
Divorce/Estate/Family Transfers
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$290,000

Median House Price
December quarter 2024: \$451,000

Comparable Properties



12 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 1188 sqm approx

60 Alfred St MAFFRA 3860 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 26/06/2024
Property Type: House (Res)
Land Size: 107 sqm approx



89 Carpenter St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$277,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 829 sqm approx

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