Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	36 Mclean Street, Maffra Vic 3860
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$420,000

Median sale price

Median price	\$434,000	Pro	perty Type	House		Suburb	Maffra
Period - From	01/01/2023	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Edward St MAFFRA 3860	\$455,000	18/03/2024
2	47 King St MAFFRA 3860	\$440,000	09/06/2023
3	31 Carpenter St MAFFRA 3860	\$425,000	27/09/2023

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:	05/04/2024 08:21





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> **Indicative Selling Price** \$420,000 **Median House Price**

Year ending December 2023: \$434,000

Property Type: House **Agent Comments**



Comparable Properties

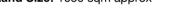


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Price: \$455.000 Method: Private Sale Date: 18/03/2024 Property Type: House Land Size: 1059 sqm approx





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Price: \$440,000 Method: Private Sale Date: 09/06/2023 Property Type: House

Land Size: 640 sqm approx

Agent Comments









31 Carpenter St MAFFRA 3860 (REI/VG)









Price: \$425,000 Method: Private Sale Date: 27/09/2023 Property Type: House Land Size: 925 sqm approx Agent Comments

Agent Comments

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



