Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address	5 Honey Court, 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 \$215,000

Median sale price

Median price \$222,50	0 Pro	operty Type	Vacant land	s	Suburb	Maffra
Period - From 12/11/20	023 to	11/11/2024	Sc	urceR	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	41 Wiggins Av MAFFRA 3860	\$210,000	03/10/2024
2	45 Wiggins Av MAFFRA 3860	\$220,000	12/12/2023
3	34 Wiggins Av MAFFRA 3860	\$215,000	20/06/2023

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:	12/11/2024 11:24













Property Type: Land Land Size: 821 sqm approx

Agent Comments

Indicative Selling Price \$215,000 **Median Land Price** 12/11/2023 - 11/11/2024: \$222,500

Comparable Properties



41 Wiggins Av MAFFRA 3860 (REI/VG)

Agent Comments

Price: \$210.000 Method: Private Sale Date: 03/10/2024 Property Type: Land

Land Size: 882 sqm approx

45 Wiggins Av MAFFRA 3860 (VG)



Agent Comments

Price: \$220,000 Method: Sale Date: 12/12/2023 Property Type: Land

Land Size: 832 sqm approx

34 Wiggins Av MAFFRA 3860 (REI/VG)



Agent Comments

Price: \$215,000 Method: Private Sale Date: 20/06/2023 Property Type: Land Land Size: 816 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.