

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

5 Honey Court, Maffra Vic 3860

Indicative selling price

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

Single price \$215,000

Median sale price

Median price \$222,500

Property Type Vacant land

Suburb Maffra

Period - From 12/11/2023

to 11/11/2024

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	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

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