## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 55 Landy Street, Maffra Vic 3860

#### Indicative selling price

Period - From 01/10/2024

For the meaning	of this price see	consumer.vic.go	v.au/underquo	ting						
Single pric	e \$350,000									
Median sale price										
Median price	\$451,000	Property Type	House	Suburb	Maffra					

31/12/2024

#### Comparable property sales (\*Delete A or B below as applicable)

to

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.

Source

REIV

Ad	dress of comparable property	Price	Date of sale
1	8 Knight St MAFFRA 3860	\$341,000	12/12/2024
2	25 Landy St MAFFRA 3860	\$326,000	18/09/2024
3	50 Mcadam St MAFFRA 3860	\$330,000	08/12/2023

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:

10/02/2025 15:23



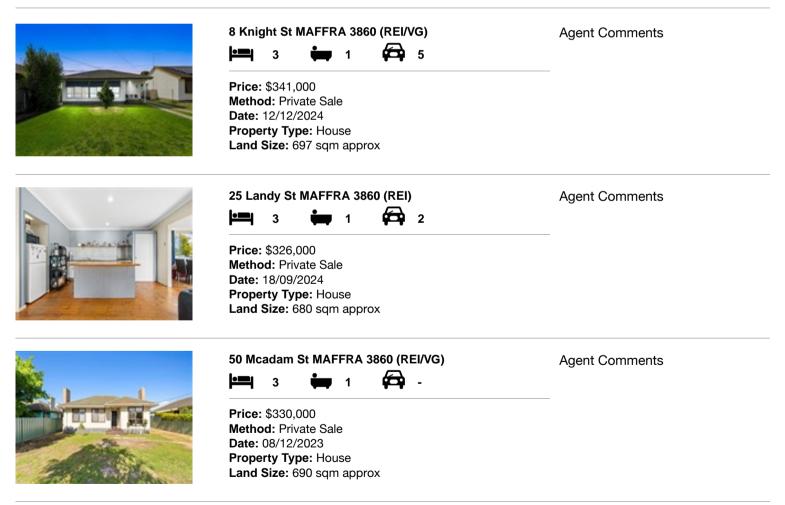






Rooms: 6 Property Type: House Land Size: 947 sqm approx Agent Comments Indicative Selling Price \$350,000 Median House Price December quarter 2024: \$451,000

# **Comparable Properties**



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



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