

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

4 Blyth Street, Maffra Vic 3860

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$405,000

Property Type House

Suburb Maffra

Period - From 01/07/2024

to 30/09/2024

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	19 John St MAFFRA 3860	\$470,000	19/08/2024
2	8 Stratford Rd MAFFRA 3860	\$459,000	30/04/2024
3	30 King St MAFFRA 3860	\$470,000	16/06/2023

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:

29/10/2024 09:59

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Indicative Selling Price

\$475,000

Median House Price

September quarter 2024: \$405,000



Property Type: House (Res)

Land Size: 797 sqm approx

Agent Comments

Comparable Properties



19 John St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 19/08/2024

Property Type: House

Land Size: 1226 sqm approx



8 Stratford Rd MAFFRA 3860 (REI)

Agent Comments



Price: \$459,000

Method: Private Sale

Date: 30/04/2024

Property Type: House



30 King St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 1008 sqm approx

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