

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

41 Carpenter Street, Maffra Vic 3860

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$425,000

Property Type House

Suburb Maffra

Period - From 01/10/2023

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.

	Address of comparable property	Price	Date of sale
1	2 Merrydale St MAFFRA 3860	\$425,000	18/10/2023
2	94 Powerscourt St MAFFRA 3860	\$410,000	01/09/2023
3	8 Blyth St MAFFRA 3860	\$405,000	25/10/2023

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:

03/04/2024 14:26



 3  - 

Property Type: House (Res)
Land Size: 898 sqm approx
Agent Comments

Indicative Selling Price
\$425,000

Median House Price
December quarter 2023: \$425,000

Comparable Properties



2 Merrydale St MAFFRA 3860 (REI/VG)

Agent Comments

 3  1  2

Price: \$425,000
Method: Private Sale
Date: 18/10/2023
Property Type: House
Land Size: 828 sqm approx



94 Powerscourt St MAFFRA 3860 (REI/VG)

Agent Comments

 3  1  1

Price: \$410,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 914 sqm approx



8 Blyth St MAFFRA 3860 (REI/VG)

Agent Comments

 3  1  4

Price: \$405,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 932 sqm approx

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