

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

42 Thomson Street, Maffra Vic 3860

Indicative selling price

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

Single price \$360,000

Median sale price

Median price \$395,000

Property Type Townhouse

Suburb Maffra

Period - From 19/02/2024

to 18/02/2025

Source Property Data

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 eighteen 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 | 1/50 Princess St MAFFRA 3860 | \$360,000 | 29/05/2024 |
| 2 | 51 Powerscourt St MAFFRA 3860 | \$370,000 | 08/11/2023 |
| 3 | | | |

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 eighteen months.

This Statement of Information was prepared on:

19/02/2025 11:52



Property Type:
Divorce/Estate/Family Transfers
Land Size: 351 sqm approx
Agent Comments

Indicative Selling Price
\$360,000
Median Townhouse Price
19/02/2024 - 18/02/2025: \$395,000

Comparable Properties



1/50 Princess St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 29/05/2024
Property Type: Townhouse (Single)



51 Powerscourt St MAFFRA 3860 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 08/11/2023
Property Type: House

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 eighteen months.

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