

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

204 Brewers Hill Road, Maffra Vic 3860

Indicative selling price

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

Single price

\$599,999

Median sale price

Median price

\$434,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2023

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	127 Sandy Creek Rd MAFFRA 3860	\$620,000	08/05/2023
2	10 Cedarwood Dr MAFFRA 3860	\$595,000	16/01/2023
3	9 Henry St MAFFRA 3860	\$580,000	14/04/2023

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:

10/02/2024 12:43



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Property Type: House
Land Size: 14932.9134 sqm approx
 Agent Comments

Indicative Selling Price
 \$599,999

Median House Price
 Year ending December 2023: \$434,000

Comparable Properties



127 Sandy Creek Rd MAFFRA 3860 (VG)

Agent Comments

3 - -

Price: \$620,000
Method: Sale
Date: 08/05/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10100 sqm approx



10 Cedarwood Dr MAFFRA 3860 (REI/VG)

Agent Comments

3 2 4

Price: \$595,000
Method: Private Sale
Date: 16/01/2023
Property Type: House
Land Size: 998 sqm approx



9 Henry St MAFFRA 3860 (VG)

Agent Comments

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Price: \$580,000
Method: Sale
Date: 14/04/2023
Property Type: House (Res)
Land Size: 1012 sqm approx