## 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 25 Landy Street, Maffra Vic 3860

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	ı/underquot	ting		
Single price	e \$369,000							
Median sale p	rice							
Median price	\$425,000	Pro	operty Type	Ηοι	lse		Suburb	Maffra
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	47 Landy St MAFFRA 3860	\$379,000	01/09/2023
2	12 Munro St MAFFRA 3860	\$360,000	06/09/2023
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:

29/02/2024 12:01









Rooms: 5 Property Type: House Land Size: 683 sqm approx Agent Comments Indicative Selling Price \$369,000 Median House Price December quarter 2023: \$425,000

# **Comparable Properties**



47 Landy St MAFFRA 3860 (REI/VG)



Price: \$379,000 Method: Private Sale Date: 01/09/2023 Property Type: House Land Size: 1821 sqm approx Agent Comments



Price: \$360,000 Method: Private Sale Date: 06/09/2023 Property Type: House Land Size: 691 sqm approx

3



50 Mcadam St MAFFRA 3860 (REI/VG)

errors, faults, defects or omissions in the information supplied.

12 Munro St MAFFRA 3860 (REI/VG)

1

**6** 1



Agent Comments

Agent Comments

Price: \$330,000 Method: Private Sale Date: 08/12/2023 Property Type: House Land Size: 690 sqm approx

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



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