

# 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 43 Gibney Street, Maffra Vic 3860  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$440,000

### Median sale price

Median price \$405,000

Property Type House

Suburb Maffra

Period - From 01/04/2024

to 30/06/2024

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	8 Stratford Rd MAFFRA 3860	\$459,000	30/04/2024
2	8 Merrydale St MAFFRA 3860	\$445,000	29/02/2024
3	69 Princess St MAFFRA 3860	\$440,000	12/01/2024

**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:

19/07/2024 12:38



 3    1    0

Rooms: 6  
Property Type: House  
Agent Comments

Indicative Selling Price  
\$440,000  
Median House Price  
June quarter 2024: \$405,000

## Comparable Properties



8 Stratford Rd MAFFRA 3860 (REI)

Agent Comments

 4    2    4

Price: \$459,000  
Method: Private Sale  
Date: 30/04/2024  
Property Type: House



8 Merrydale St MAFFRA 3860 (REI)

Agent Comments

 3    1    4

Price: \$445,000  
Method: Private Sale  
Date: 29/02/2024  
Property Type: House  
Land Size: 1000 sqm approx



69 Princess St MAFFRA 3860 (REI)

Agent Comments

 4    1    2

Price: \$440,000  
Method: Private Sale  
Date: 12/01/2024  
Property Type: House  
Land Size: 689 sqm approx

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