## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	12 Mills 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

#### Median sale price

Median price	\$440,000	Pro	perty Type	House		Suburb	Maffra
Period - From	01/04/2023	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	47 Landy St MAFFRA 3860	\$379,000	01/09/2023
2	22 Laura St MAFFRA 3860	\$370,000	04/11/2022
3	9 Sale Rd MAFFRA 3860	\$365,000	16/03/2023

#### 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:	20/09/2023 15:30





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**Indicative Selling Price** \$340,000 - \$370,000 **Median House Price** June quarter 2023: \$440,000





Property Type: House **Agent Comments** 



# Comparable Properties



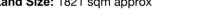
47 Landy St MAFFRA 3860 (REI)

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











Price: \$370,000 Method: Private Sale Date: 04/11/2022 Property Type: House Land Size: 630 sqm approx



**Agent Comments** 



9 Sale Rd MAFFRA 3860 (REI)

**—** 3





Price: \$365,000 Method: Private Sale Date: 16/03/2023 Property Type: House Land Size: 1700 sqm approx Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



