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 12 Stam Court, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$565,000								
Median sale price									
Median price	\$451,000	Property Type House			Suburb	Maffra			
Period - From	01/10/2024	to	31/12/2024	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1 Burley PI MAFFRA 3860	\$600,000	20/06/2024
2			
3			

OR

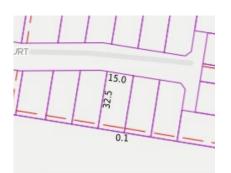
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

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Property Type: Hobby Farm < 20 ha Land Size: 4366 sqm approx Agent Comments Indicative Selling Price \$565,000 Median House Price December quarter 2024: \$451,000

Comparable Properties



1 Burley PI MAFFRA 3860 (VG)
Agent Comments

Image: 3
Image: Im

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.

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



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