

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 and
postcode

8/24A Gibney Street Maffra VIC 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$249,500

Property type

Unit

Suburb

Maffra

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

32 Stratford-Maffra Road Maffra VIC 3860	\$447,000	16-Apr-21
7 Stam Court Maffra VIC 3860	\$445,000	12-Jul-21
8 Bakker Place Maffra VIC 3860	\$410,000	23-Dec-21

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: 03 February 2022



32 Stratford-Maffra Road Maffra VIC 3860

3 2 2

Sold Price **\$447,000** Sold Date **16-Apr-21**

Distance **1.75km**



7 Stam Court Maffra VIC 3860

3 2 2

Sold Price **\$445,000** Sold Date **12-Jul-21**

Distance **1.37km**



8 Bakker Place Maffra VIC 3860

3 2 2

Sold Price ^{RS} **\$410,000** Sold Date **23-Dec-21**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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