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 80 Knight Street, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$395,000									
Median sale price										
Median price	\$500,000	Pro	operty Type Hou	ISE		Suburb	Maffra			
Period - From	01/01/2025	to	31/03/2025	Sour	rce	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	100 Powerscourt St MAFFRA 3860	\$385,000	03/10/2024
2	43 Morison St MAFFRA 3860	\$420,000	10/04/2024
3	25 Boisdale St MAFFRA 3860	\$390,000	13/02/2024

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:

08/04/2025 14:50



GRAHAM CHALMER

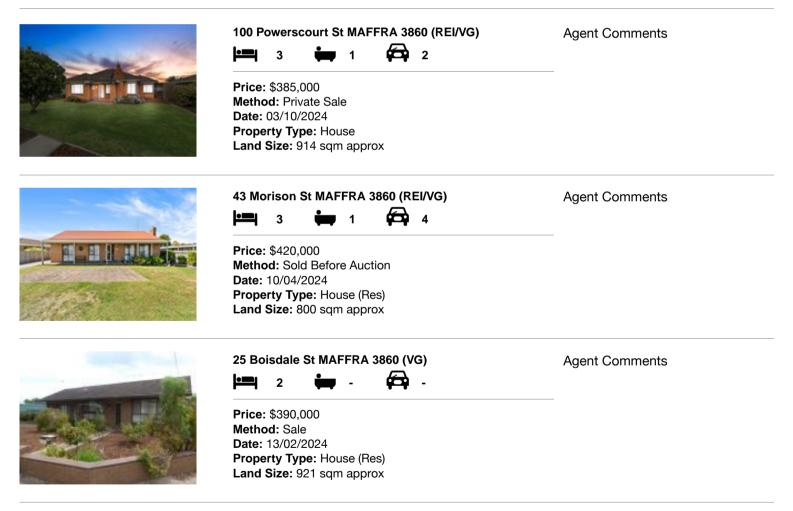




Property Type: Divorce/Estate/Family Transfers Land Size: 911 sqm approx Agent Comments Matt Cutler 03 51444333 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$395,000 Median House Price March quarter 2025: \$500,000

Comparable Properties



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



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