## 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 89 Carpenter Street, Maffra Vic 3860

#### Indicative selling price

For the meaning of this pr	ce see consumer.vic.	gov.au/underquoting

Single price \$310,000

#### Median sale price

Median price	\$425,000	Pro	operty Type Ho	use		Suburb	Maffra
Period - From	01/10/2023	to	31/12/2023	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	11 Landy St MAFFRA 3860	\$310,000	25/01/2023
2	92 Mcadam St MAFFRA 3860	\$300,000	07/11/2022
3	10 Powerscourt St MAFFRA 3860	\$285,000	23/08/2022

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:

12/02/2024 13:58









Property Type: House (Res) Land Size: 829 sqm approx Agent Comments

**Indicative Selling Price** \$310,000 **Median House Price** December quarter 2023: \$425,000

# **Comparable Properties**



11 Landy St MAFFRA 3860 (REI/VG)

92 Mcadam St MAFFRA 3860 (REI/VG)

**6** 1



Price: \$310,000 Method: Private Sale Date: 25/01/2023 Property Type: House Land Size: 667 sqm approx Agent Comments

Agent Comments



Price: \$300,000 Method: Private Sale Date: 07/11/2022 Property Type: House Land Size: 892 sqm approx

**1** 3



10 Powerscourt St MAFFRA 3860 (REI/VG)



Agent Comments

Price: \$285,000 Method: Private Sale Date: 23/08/2022 Property Type: House Land Size: 1452 sqm approx

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





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