

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 or
locality and postcode

89 Carpenter Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$425,000

Property Type

House

Suburb

Maffra

Period - From

01/10/2023

to

31/12/2023

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.

	Address 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



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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)

Agent Comments

3 1 1

Price: \$310,000

Method: Private Sale

Date: 25/01/2023

Property Type: House

Land Size: 667 sqm approx



92 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 1

Price: \$300,000

Method: Private Sale

Date: 07/11/2022

Property Type: House

Land Size: 892 sqm approx



10 Powerscourt St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 4

Price: \$285,000

Method: Private Sale

Date: 23/08/2022

Property Type: House

Land Size: 1452 sqm approx