## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	3/9 Princess Street, Maffra Vic 3860
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price	\$335,000

#### Median sale price

Median price \$410,000	Pro	pperty Type Uni	it	S	Suburb	Maffra
Period - From 01/01/2024	to	31/12/2024	Sou	ırce F	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

Address of comparable property		Price	Date of sale
1	1/178 Johnson St MAFFRA 3860	\$335,000	26/04/2024
2	3/21 Thomson St MAFFRA 3860	\$320,000	09/02/2024
3	2/45 Boisdale St MAFFRA 3860	\$340,000	28/08/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	14/02/2025 15:56













Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$335,000 Median Unit Price Year ending December 2024: \$410,000

## Comparable Properties



1/178 Johnson St MAFFRA 3860 (REI/VG)

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2

**—** 

**3** 

Agent Comments

Price: \$335,000 Method: Private Sale Date: 26/04/2024 Property Type: Unit



3/21 Thomson St MAFFRA 3860 (VG)

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2

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**Agent Comments** 

Price: \$320,000 Method: Sale Date: 09/02/2024

Property Type: Flat/Unit/Apartment (Res)



2/45 Boisdale St MAFFRA 3860 (REI/VG)

•=

2

4

Price: \$340,000 Method: Private Sale Date: 28/08/2023 Property Type: Unit

Land Size: 173 sqm approx

**Agent Comments** 

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





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