

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

21 Cedarwood Drive, Maffra Vic 3860

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$442,500

Property Type House

Suburb Maffra

Period - From 22/11/2023

to 21/11/2024

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.

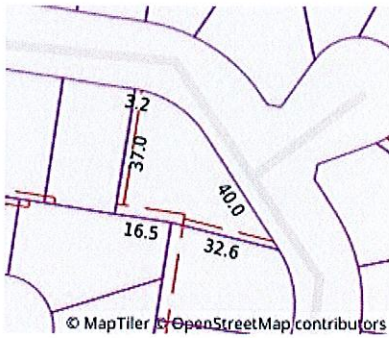
	Address of comparable property	Price	Date of sale
1	40 Cedarwood Dr MAFFRA 3860	\$650,000	04/04/2024
2	51 Merry St MAFFRA 3860	\$625,000	04/03/2024
3	17 Wiggins Av MAFFRA 3860	\$650,000	05/09/2023

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:

22/11/2024 10:48



Property Type: Land
Agent Comments

Indicative Selling Price
\$660,000
Median House Price
22/11/2023 - 21/11/2024: \$442,500

Comparable Properties



40 Cedarwood Dr MAFFRA 3860 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 04/04/2024
Property Type: House (Res)
Land Size: 800 sqm approx



51 Merry St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 1075 sqm approx



17 Wiggins Av MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 05/09/2023
Property Type: House
Land Size: 813 sqm approx

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



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