

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

8 Stratford-maffra Road, Maffra Vic 3860

Indicative selling price

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

Single price \$450,000

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 | 30 King St MAFFRA 3860 | \$470,000 | 16/06/2023 |
| 2 | 4 Edward St MAFFRA 3860 | \$455,000 | 18/03/2024 |
| 3 | 69 Princess St MAFFRA 3860 | \$440,000 | 12/01/2024 |

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:

09/04/2024 14:10



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Property Type: House (Res)

Land Size: 729 sqm approx

Agent Comments

Indicative Selling Price

\$450,000

Median House Price

December quarter 2023: \$425,000

Comparable Properties



30 King St MAFFRA 3860 (REI/VG)

Agent Comments

 4  1  4

Price: \$470,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 1008 sqm approx



4 Edward St MAFFRA 3860 (REI)

Agent Comments

 4  1  2

Price: \$455,000

Method: Private Sale

Date: 18/03/2024

Property Type: House

Land Size: 1059 sqm approx



69 Princess St MAFFRA 3860 (REI)

Agent Comments

 4  1  2

Price: \$440,000

Method: Private Sale

Date: 12/01/2024

Property Type: House

Land Size: 689 sqm approx

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