

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

1 Harrison Drive, Maffra Vic 3860

Indicative selling price

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

Single price \$225,000

Median sale price

Median price \$245,000

Property Type Vacant land

Suburb Maffra

Period - From 08/04/2024

to 07/04/2025

Source Property Data

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 eighteen 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	12 French CI MAFFRA 3860	\$225,000	09/02/2024
2	5 French CI MAFFRA 3860	\$225,000	13/12/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

08/04/2025 12:53



Property Type: Land
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$225,000
Median Land Price
08/04/2024 - 07/04/2025: \$245,000

Comparable Properties

12 French CI MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 09/02/2024
Property Type: Land
Land Size: 801 sqm approx

5 French CI MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 13/12/2023
Property Type: Land
Land Size: 800 sqm approx

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 eighteen months.