Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3 Hammond Drive, Maffra Vic 3860

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-----------|--|--|--|--|--|--|--|
| Single price | \$745,000 | | | | | | | |
| | | | | | | | | |

Median sale price

| Median price | \$405,000 | Pro | operty Type Hou | ise | ę | Suburb | Maffra |
|---------------|------------|-----|-----------------|-----|------|--------|--------|
| Period - From | 01/04/2024 | to | 30/06/2024 | Sou | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 2 Hammond Dr MAFFRA 3860 | \$735,000 | 15/04/2024 |
| 2 | 13 Currawong Cr MAFFRA 3860 | \$710,000 | 04/12/2023 |
| 3 | 157 Mcadam St MAFFRA 3860 | \$745,000 | 28/07/2023 |

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:

31/07/2024 09:18









Property Type: Agent Comments Indicative Selling Price \$745,000 Median House Price June quarter 2024: \$405,000

Comparable Properties



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 Price: \$735,000
 €

2 Hammond Dr MAFFRA 3860 (REI/VG)

13 Currawong Cr MAFFRA 3860 (REI/VG)

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Method: Private Sale Date: 15/04/2024 Property Type: House Land Size: 935 sqm approx

Agent Comments

Agent Comments



Price: \$710,000 Method: Private Sale Date: 04/12/2023 Property Type: House Land Size: 841 sqm approx

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157 Mcadam St MAFFRA 3860 (VG)



Agent Comments

Price: \$745,000 Method: Sale Date: 28/07/2023 Property Type: House (Res) Land Size: 775 sqm approx

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



propertydata

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