

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

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

Property Type House

Suburb Maffra

Period - From 01/04/2024

to 30/06/2024

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	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 comparable properties 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



2 Hammond Dr MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 935 sqm approx



13 Currawong Cr MAFFRA 3860 (REI/VG)

Agent Comments



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



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

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