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 37 Knight Street, Maffra Vic 3860

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|---------------------|------------|--|----|--------|--------|--|--|
| Single price | e \$372,000 | | | | | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$451,000 | Property Type House | | | | Suburb | Maffra | | |
| Period - From | 01/10/2024 | to | 31/12/2024 | | Sc | ource | 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 | 8 Knight St MAFFRA 3860 | \$341,000 | 12/12/2024 |
| 2 | 24 Charles St MAFFRA 3860 | \$362,500 | 11/06/2024 |
| 3 | 16A Charles St MAFFRA 3860 | \$370,000 | 05/02/2024 |

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:

18/02/2025 09:27









Rooms: 6 Property Type: House Land Size: 455 sqm approx Agent Comments Indicative Selling Price \$372,000 Median House Price December quarter 2024: \$451,000

Comparable Properties

| 8 Knight St MAFFRA 3860 (REI/VG) 3 1 5 Price: \$341,000 Method: Private Sale Date: 12/12/2024 Property Type: House Land Size: 697 sqm approx | Agent Comments |
|---|----------------|
| 24 Charles St MAFFRA 3860 (REI/VG) 2 1 2 - Price: \$362,500 Method: Private Sale Date: 11/06/2024 Property Type: House Land Size: 1517 sqm approx | Agent Comments |
| 16A Charles St MAFFRA 3860 (REI/VG) 1 1 | Agent Comments |

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



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