

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

37 Knight Street, Maffra Vic 3860

Indicative selling price

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

Single price \$372,000

Median sale price

Median price \$451,000

Property Type House

Suburb Maffra

Period - From 01/10/2024

to 31/12/2024

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 | 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



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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)

[Agent Comments](#)

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Price: \$341,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 697 sqm approx



24 Charles St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

 2  1  -

Price: \$362,500
Method: Private Sale
Date: 11/06/2024
Property Type: House
Land Size: 1517 sqm approx



16A Charles St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

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Price: \$370,000
Method: Private Sale
Date: 05/02/2024
Property Type: House
Land Size: 344 sqm approx

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