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 52 Carpenter Street, Maffra Vic 3860

Indicative selling price

For the meaning of the	nis price see consume	r.vic.gov.au/unde	quoting

Single price \$315,000

Median sale price

Median price	\$405,000	Pro	perty Type Hou	lse	Suburb	Maffra
Period - From	01/04/2024	to	30/06/2024	Sour	rce 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	21 Knight St MAFFRA 3860	\$320,000	26/06/2024
2	7 Knight St MAFFRA 3860	\$310,000	08/05/2024
3	48 Mcadam St MAFFRA 3860	\$290,000	03/01/2024

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:

26/07/2024 17:06









Property Type: House (Previously Occupied - Detached) Land Size: 910 sqm approx Agent Comments

Indicative Selling Price \$315,000 **Median House Price** June quarter 2024: \$405,000

Comparable Properties



21 Knight St MAFFRA 3860 (REI/VG) **6** 2

7 Knight St MAFFRA 3860 (REI/VG)

6 1



Price: \$320,000 Method: Private Sale Date: 26/06/2024 Property Type: House Land Size: 797 sqm approx Agent Comments

Agent Comments



Price: \$310,000 Method: Private Sale Date: 08/05/2024 Property Type: House Land Size: 688 sqm approx

2

48 Mcadam St MAFFRA 3860 (REI/VG)



Agent Comments

Price: \$290,000 Method: Private Sale Date: 03/01/2024 Property Type: House Land Size: 670 sqm approx

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



propertydata

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