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 |13 Hillcrest Drive, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$640,000								
Median sale price									
Median price	\$500,000	Pro	operty Type Hou	ISE	Suburb Maffra				
Period - From	01/01/2025	to	31/03/2025	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.

Add	dress of comparable property	Price	Date of sale
1	40 Cedarwood Dr MAFFRA 3860	\$650,000	04/04/2024
2	20 Charles St MAFFRA 3860	\$640,000	14/02/2024
3	28 Edward St MAFFRA 3860	\$650,000	10/10/2023

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:

10/04/2025 09:54



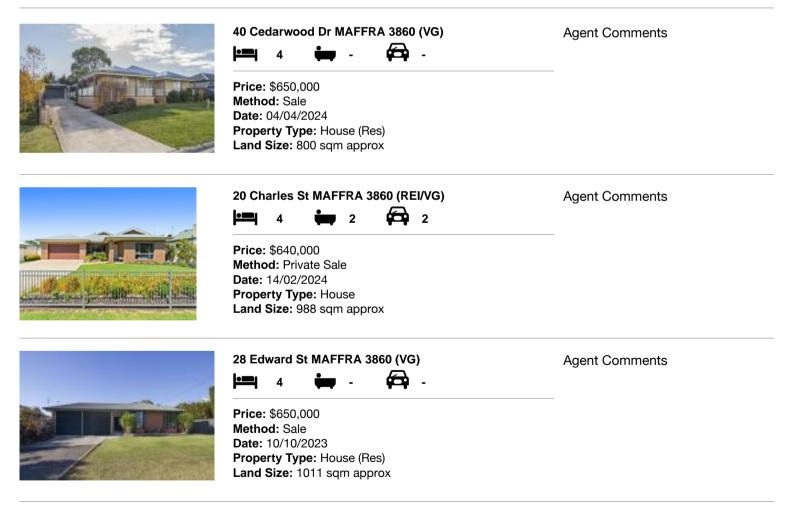






Rooms: 7 Property Type: House Land Size: 892 sqm approx Agent Comments Indicative Selling Price \$640,000 Median House Price March quarter 2025: \$500,000

Comparable Properties



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



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