

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

2 Landy Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$500,000

Property Type

House

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.

	Address of comparable property	Price	Date of sale
1	8 Knight St MAFFRA 3860	\$341,000	12/12/2024
2	81 Powerscourt St MAFFRA 3860	\$345,000	27/09/2024
3	50 Mcadam St MAFFRA 3860	\$330,000	08/12/2023

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:

13/05/2025 10:00



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$339,000

Median House Price

March quarter 2025: \$500,000

Comparable Properties



8 Knight St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 5

Price: \$341,000

Method: Private Sale

Date: 12/12/2024

Property Type: House

Land Size: 697 sqm approx



81 Powerscourt St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 2

Price: \$345,000

Method: Private Sale

Date: 27/09/2024

Property Type: House

Land Size: 856 sqm approx



50 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 -

Price: \$330,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 690 sqm approx

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