

# 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

24 Wiggins Avenue, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$225,000

### Median sale price

Median price

\$225,000

Property Type

Vacant land

Suburb

Maffra

Period - From

16/05/2023

to

15/05/2024

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	12 French CI MAFFRA 3860	\$225,000	09/02/2024
2	13 French CI MAFFRA 3860	\$225,000	11/12/2023
3	5 French CI MAFFRA 3860	\$225,000	13/12/2023

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:

16/05/2024 16:12



Property Type: Land  
Agent Comments

Indicative Selling Price  
\$225,000  
Median Land Price  
16/05/2023 - 15/05/2024: \$225,000

## Comparable Properties

### 12 French CI MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000  
Method: Sale  
Date: 09/02/2024  
Property Type: Land  
Land Size: 801 sqm approx

### 13 French CI MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000  
Method: Sale  
Date: 11/12/2023  
Property Type: Land  
Land Size: 762 sqm approx

### 5 French CI MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000  
Method: Sale  
Date: 13/12/2023  
Property Type: Land  
Land Size: 800 sqm approx