#### 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	3 Furness Way, Maffra Vic 3860
Including suburb or	·
locality and postcode	

#### Indicative selling price

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

Single price \$220,000

#### Median sale price

Median price	\$215,000	Pro	perty Type	Vacant land		Suburb	Maffra
Period - From	26/06/2024	to	25/06/2025		Source	Property	/ Data

#### 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

1	8 French CI MAFFRA 3860	\$215,000	04/06/2025
2	64 Wiggins Av MAFFRA 3860	\$215,000	18/02/2025
3	12 French Cl MAFFRA 3860	\$225,000	09/02/2024

#### 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:	26/06/2025 14:11



Date of sale



**Indicative Selling Price** 

\$220,000









Property Type: Land Land Size: 835 sqm approx Agent Comments **Median Land Price** 26/06/2024 - 25/06/2025: \$215,000

## Comparable Properties

8 French CI MAFFRA 3860 (VG)

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Agent Comments

Price: \$215,000 Method: Sale Date: 04/06/2025 Property Type: Land

Land Size: 830 sqm approx

64 Wiggins Av MAFFRA 3860 (VG)





Price: \$215,000 Method: Sale Date: 18/02/2025 Property Type: Land Land Size: 851 sqm approx

12 French CI MAFFRA 3860 (VG)

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Agent Comments

**Agent Comments** 

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

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





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