### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	39 Cedarwood Drive, 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 \$610,000

### Median sale price

Median price	\$500,000	Pro	perty 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

Address of comparable property		Price	Date of sale
1	15 Hammond Dr MAFFRA 3860	\$555,000	02/05/2025
2	34 Merry St MAFFRA 3860	\$600,000	24/09/2024
3	2 Furness Way MAFFRA 3860	\$615,000	30/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	27/06/2025 11:59













Rooms: 6

**Property Type:** House **Land Size:** 976 sqm approx

**Agent Comments** 

Indicative Selling Price \$610,000 Median House Price March quarter 2025: \$500,000

# Comparable Properties



15 Hammond Dr MAFFRA 3860 (REI)

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**a** 2

Agent Comments

Price: \$555,000 Method: Private Sale Date: 02/05/2025 Property Type: House Land Size: 788 sqm approx



34 Merry St MAFFRA 3860 (REI/VG)

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Price: \$600,000





**a** ,

**Agent Comments** 

Method: Private Sale Date: 24/09/2024 Property Type: House Land Size: 813 sqm approx



2 Furness Way MAFFRA 3860 (REI/VG)

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**Agent Comments** 

Price: \$615,000 Method: Private Sale Date: 30/04/2024 Property Type: House Land Size: 808 sqm approx

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





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