

# 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

4 French Cl, 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 \$215,000

### Median sale price

Median price \$230,000

Property Type Vacant land

Suburb Maffra

Period - From 17/05/2024

to 16/05/2025

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

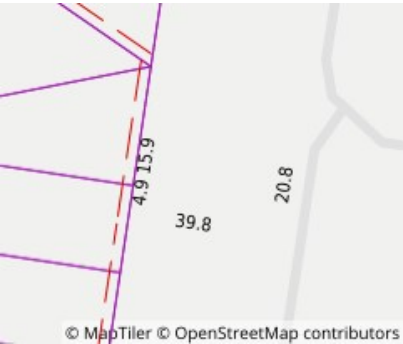
Address of comparable property		Price	Date of sale
1	64 Wiggins Av MAFFRA 3860	\$215,000	18/02/2025
2	1 French Cl MAFFRA 3860	\$210,000	12/12/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

17/05/2025 21:15



Property Type: Land  
Land Size: 830 sqm approx  
Agent Comments

Indicative Selling Price  
\$215,000  
Median Land Price  
17/05/2024 - 16/05/2025: \$230,000

## Comparable Properties

64 Wiggins Av MAFFRA 3860 (VG)

Agent Comments



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



1 French Cl MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$210,000  
Method: Private Sale  
Date: 12/12/2024  
Property Type: Land  
Land Size: 802 sqm approx

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 eighteen months.