

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

44 Wiggins Avenue, Maffra Vic 3860

Indicative selling price

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

Single price

\$225,000

Median sale price

Median price

\$225,000

Property Type

Vacant land

Suburb

Maffra

Period - From

06/05/2023

to

05/05/2024

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:

06/05/2024 15:25



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

Indicative Selling Price
\$225,000
Median Land Price
06/05/2023 - 05/05/2024: \$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