## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$485,000

# Property offered for sale

Address	46 Carpenter Street, 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	\$495,000
• .	*

26 Thomson St MAFFRA 3860

#### Median sale price

Median price	\$425,000	Pro	perty Type	House		Suburb	Maffra
Period - From	01/04/2025	to	30/06/2025		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		Price	Date of sale
1	1 Mclean St MAFFRA 3860	\$490,000	27/03/2025
2	9 Mcadam St MAFFRA 3860	\$479,000	28/02/2025

#### OR

3

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:	04/08/2025 09:31



07/02/2025



0408 384 147 brettg@chalmer.com

**Indicative Selling Price** \$495,000 **Median House Price** June quarter 2025: \$425,000

**Brett Glover** 5144 4333





Property Type: House Land Size: 908 sqm approx **Agent Comments** 

# Comparable Properties



1 Mclean St MAFFRA 3860 (REI/VG)

Price: \$490,000 Method: Private Sale Date: 27/03/2025 Property Type: House

Land Size: 981 sqm approx

**Agent Comments** 



9 Mcadam St MAFFRA 3860 (REI/VG)

Price: \$479,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 926 sqm approx



Agent Comments

26 Thomson St MAFFRA 3860 (REI)







Price: \$485,000 Method: Private Sale Date: 07/02/2025 Property Type: House Land Size: 613 sqm approx **Agent Comments** 



Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690





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