Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address	80 Knight 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 \$395,000

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

Add	dress of comparable property	Price	Date of sale
1	100 Powerscourt St MAFFRA 3860	\$385,000	03/10/2024
2	43 Morison St MAFFRA 3860	\$420,000	10/04/2024
3	25 Boisdale St MAFFRA 3860	\$390,000	13/02/2024

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:	08/04/2025 14:50





Matt Cutler 03 51444333 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$395,000

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

Property Type: Divorce/Estate/Family Transfers Land Size: 911 sqm approx

Agent Comments

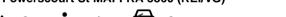


Comparable Properties



3

Price: \$385,000 Method: Private Sale Date: 03/10/2024 Property Type: House Land Size: 914 sqm approx





3

Price: \$420,000 Method: Sold Before Auction

Date: 10/04/2024

Property Type: House (Res) Land Size: 800 sqm approx

Agent Comments

Agent Comments



25 Boisdale St MAFFRA 3860 (VG)

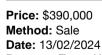


2





Agent Comments



Property Type: House (Res) Land Size: 921 sqm approx

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



