

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

1/178 Johnson Street, Maffra Vic 3860

Indicative selling price

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

Single price \$340,000

Median sale price

Median price \$347,500

Property Type Unit

Suburb Maffra

Period - From 01/01/2023

to 31/12/2023

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 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	2/45 Boisdale St MAFFRA 3860	\$340,000	28/08/2023
2	2/18 Boisdale St MAFFRA 3860	\$340,000	10/10/2022
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:

18/03/2024 09:24



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Rooms: 4
Property Type: Unit
Land Size: 243 sqm approx
Agent Comments

Indicative Selling Price
\$340,000
Median Unit Price
Year ending December 2023: \$347,500

Comparable Properties



2/45 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments

 2  1  1

Price: \$340,000
Method: Private Sale
Date: 28/08/2023
Property Type: Unit
Land Size: 173 sqm approx



2/18 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments

 3  1  1

Price: \$340,000
Method: Private Sale
Date: 10/10/2022
Property Type: Unit

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.

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