## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	1/178 Johnson Street, Maffra Vic 3860
Including suburb or	·

Including suburb or locality and postcode

#### Indicative selling price

Property offered for sale

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

Single price \$340,000

### Median sale price

Median price	\$347,500	Pro	perty Type U	Init		Suburb	Maffra
Period - From	01/01/2023	to	31/12/2023	So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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

В\* 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











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)

**--** 2







Method: Private Sale Date: 28/08/2023 Property Type: Unit

Price: \$340,000

Land Size: 173 sqm approx

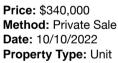
**Agent Comments** 



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



Agent Comments



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.

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



