

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

108 Carpenter Street, Maffra Vic 3860

Indicative selling price

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

Single price \$369,500

Median sale price

Median price \$440,000

Property Type House

Suburb Maffra

Period - From 01/04/2023

to 30/06/2023

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 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	61a Knight St MAFFRA 3860	\$368,000	31/05/2023
2	50 Carpenter St MAFFRA 3860	\$362,500	07/06/2022
3	83 Knight St MAFFRA 3860	\$350,000	26/08/2022

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:

26/08/2023 12:16



Property Type: House (Res)
Land Size: 1819 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$369,500
Median House Price
June quarter 2023: \$440,000

Comparable Properties



61a Knight St MAFFRA 3860 (REI)

[Agent Comments](#)



Price: \$368,000
Method: Private Sale
Date: 31/05/2023
Property Type: House
Land Size: 954 sqm approx



50 Carpenter St MAFFRA 3860 (REI/VG)

[Agent Comments](#)



Price: \$362,500
Method: Private Sale
Date: 07/06/2022
Property Type: House
Land Size: 900 sqm approx



83 Knight St MAFFRA 3860 (REI)

[Agent Comments](#)



Price: \$350,000
Method: Private Sale
Date: 26/08/2022
Property Type: House

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