

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

12 Mills Street, Maffra Vic 3860

Indicative selling price

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

Range between \$340,000 & \$370,000

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	47 Landy St MAFFRA 3860	\$379,000	01/09/2023
2	22 Laura St MAFFRA 3860	\$370,000	04/11/2022
3	9 Sale Rd MAFFRA 3860	\$365,000	16/03/2023

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:

20/09/2023 15:30

Ferg Horan
5144 4333
0417 123 162
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2 1 1

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$340,000 - \$370,000
Median House Price
June quarter 2023: \$440,000

Comparable Properties



47 Landy St MAFFRA 3860 (REI)

Agent Comments

4 1 2

Price: \$379,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 1821 sqm approx



22 Laura St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 -

Price: \$370,000
Method: Private Sale
Date: 04/11/2022
Property Type: House
Land Size: 630 sqm approx



9 Sale Rd MAFFRA 3860 (REI)

Agent Comments

3 1 1

Price: \$365,000
Method: Private Sale
Date: 16/03/2023
Property Type: House
Land Size: 1700 sqm approx

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