

# 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

124 Mcadam Street, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$396,000

### 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	81 Knight St MAFFRA 3860	\$390,000	03/02/2022
2	61a Knight St MAFFRA 3860	\$368,000	31/05/2023
3	142 Powerscourt St MAFFRA 3860	\$366,000	17/02/2022

**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:

03/08/2023 10:04



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 910 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$360,000 - \$396,000  
**Median House Price**  
June quarter 2023: \$440,000

## Comparable Properties



**81 Knight St MAFFRA 3860 (VG)**

[Agent Comments](#)



**Price:** \$390,000  
**Method:** Sale  
**Date:** 03/02/2022  
**Property Type:** House (Res)  
**Land Size:** 908 sqm approx



**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



**142 Powerscourt St MAFFRA 3860 (REI/VG)**

[Agent Comments](#)



**Price:** \$366,000  
**Method:** Private Sale  
**Date:** 17/02/2022  
**Property Type:** House  
**Land Size:** 905 sqm approx

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