

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

14 Stratford-maffra Road, Maffra Vic 3860

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$425,000 Property Type House Suburb Maffra

Period - From 01/10/2023 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 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	37 Powerscourt St MAFFRA 3860	\$380,000	27/02/2024
2	9 Mills St MAFFRA 3860	\$327,000	15/12/2023
3	12 Mills St MAFFRA 3860	\$320,000	01/02/2024

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:

28/02/2024 13:32

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$350,000 - \$385,000

Median House Price

December quarter 2023: \$425,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1221 sqm approx

[Agent Comments](#)

Comparable Properties



37 Powerscourt St MAFFRA 3860 (REI)

[Agent Comments](#)



Price: \$380,000

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 1035 sqm approx



9 Mills St MAFFRA 3860 (REI/VG)

[Agent Comments](#)



Price: \$327,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 1200 sqm approx



12 Mills St MAFFRA 3860 (REI)

[Agent Comments](#)



Price: \$320,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 1214 sqm approx

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