

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

15 Morison Street, Maffra Vic 3860

Indicative selling price

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

Single price \$420,000

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	8 Landy St MAFFRA 3860	\$433,000	22/03/2023
2	33 Morison St MAFFRA 3860	\$430,000	30/10/2023
3	21 Morison St MAFFRA 3860	\$410,000	26/06/2023

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:

25/01/2024 09:31

Matt Cutler

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Indicative Selling Price

\$420,000

Median House Price

December quarter 2023: \$425,000



3 1 3

Rooms: 4

Property Type: House

Land Size: 724 sqm approx

[Agent Comments](#)

Comparable Properties



8 Landy St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$433,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 642 sqm approx



33 Morison St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$430,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 804 sqm approx



21 Morison St MAFFRA 3860 (VG)

[Agent Comments](#)

4 - -

Price: \$410,000

Method: Sale

Date: 26/06/2023

Property Type: House (Res)

Land Size: 632 sqm approx

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