

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

18 Edward Street, Maffra Vic 3860

Indicative selling price

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

Single price \$570,000

Median sale price

Median price \$432,500

Property Type House

Suburb Maffra

Period - From 01/07/2023

to 30/09/2023

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	9 Henry St MAFFRA 3860	\$580,000	14/04/2023
2	18 Henry St MAFFRA 3860	\$580,000	17/03/2023
3	4 The Crescent MAFFRA 3860	\$560,000	02/08/2023

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:

02/11/2023 12:01



Property Type: House (Res)
Land Size: 1012 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$570,000
Median House Price
September quarter 2023: \$432,500

Comparable Properties



9 Henry St MAFFRA 3860 (VG)

[Agent Comments](#)



Price: \$580,000
Method: Sale
Date: 14/04/2023
Property Type: House (Res)
Land Size: 1012 sqm approx



18 Henry St MAFFRA 3860 (REI/VG)

[Agent Comments](#)



Price: \$580,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 1012 sqm approx



4 The Crescent MAFFRA 3860 (VG)

[Agent Comments](#)



Price: \$560,000
Method: Sale
Date: 02/08/2023
Property Type: House (Res)
Land Size: 1920 sqm approx

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