

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

180-184 Mcadam Street, Maffra Vic 3860

Indicative selling price

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

Single price \$1,050,000

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 two kilometres of the property for sale in the last six 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	2 Campbell St MAFFRA 3860	\$995,000	21/02/2023
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/08/2023 14:07



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

Agent Comments

Indicative Selling Price
\$1,050,000

Median House Price
June quarter 2023: \$440,000

Comparable Properties



2 Campbell St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$995,000

Method: Private Sale

Date: 21/02/2023

Property Type: House

Land Size: 8018 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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