Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2 Pearson Street, Maffra Vic 3860

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$720,000		&		\$792,000			
Median sale p	rice							
Median price	\$432,500	Pro	operty Type	Hou	se		Suburb	Maffra
Period - From	01/07/2023	to	30/09/2023		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6 Pearson St MAFFRA 3860	\$750,000	05/07/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

28/12/2023 12:03









Property Type: Other (Bus - Food) Agent Comments Indicative Selling Price \$720,000 - \$792,000 Median House Price September quarter 2023: \$432,500

Comparable Properties



6 Pearson St MAFFRA 3860 (REI)

Price: \$750,000 Method: Private Sale Date: 05/07/2023 Property Type: House Land Size: 1350 sqm approx Agent Comments

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 eighteen months.

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

propertydata



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