

# 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

2 Pearson Street, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$792,000

### 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 eighteen 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	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)**

**Agent Comments**



**Price:** \$750,000

**Method:** Private Sale

**Date:** 05/07/2023

**Property Type:** House

**Land Size:** 1350 sqm approx

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.