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 20 Charles Street, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Single pric	e \$650,000										
Median sale p	rice										
Median price	\$432,500	Pro	operty Type	Ηοι	ise		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.

Ad	dress of comparable property	Price	Date of sale
1	17 Wiggins Av MAFFRA 3860	\$650,000	05/09/2023
2	54 Gibney St MAFFRA 3860	\$650,000	26/09/2023
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:

14/11/2023 09:45









Property Type: Agent Comments Indicative Selling Price \$650,000 Median House Price September quarter 2023: \$432,500

Comparable Properties



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.

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propertydata



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