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 22 Merrydale Street, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$420,000								
Median sale price									
Median price	\$440,000	Pro	operty Type Ho	use		Suburb	Maffra		
Period - From	01/04/2023	to	30/06/2023	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.

Address of comparable property	Price	Date of sale
1		
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:

14/09/2023 13:28









Rooms: 5 Property Type: House Land Size: 1011 sqm approx Agent Comments Indicative Selling Price \$420,000 Median House Price June quarter 2023: \$440,000

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.

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





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