

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

24 Wiggins Avenue, Maffra Vic 3860

Indicative selling price

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

Single price \$225,000

Median sale price

Median price \$225,000

Property Type Vacant land

Suburb Maffra

Period - From 16/05/2023

to 15/05/2024

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 18 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	12 French CI MAFFRA 3860	\$225,000	09/02/2024
2	13 French CI MAFFRA 3860	\$225,000	11/12/2023
3	5 French CI MAFFRA 3860	\$225,000	13/12/2023

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 18 months.~~

This Statement of Information was prepared on:

16/05/2024 16:12



Property Type: Land
Agent Comments

Indicative Selling Price
\$225,000

Median Land Price
16/05/2023 - 15/05/2024: \$225,000

Comparable Properties

12 French CI MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 09/02/2024
Property Type: Land
Land Size: 801 sqm approx

13 French CI MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 11/12/2023
Property Type: Land
Land Size: 762 sqm approx

5 French CI MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 13/12/2023
Property Type: Land
Land Size: 800 sqm approx

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