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 39 Morison Street, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$449,000								
Median sale price									
Median price	\$425,000	Pro	operty Type Hou	ISE	Suburb	Maffra			
Period - From	01/10/2023	to	31/12/2023	Sourc	e 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.

Ado	dress of comparable property	Price	Date of sale
1	44 Sale Rd MAFFRA 3860	\$455,000	26/09/2022
2	152 Powerscourt St MAFFRA 3860	\$450,000	29/05/2023
3	33 Morison St MAFFRA 3860	\$430,000	30/10/2023

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:

27/02/2024 14:12









Property Type: House (Res) **Land Size:** 789 sqm approx Agent Comments Indicative Selling Price \$449,000 Median House Price December quarter 2023: \$425,000

Comparable Properties



44 Sale Rd MAFFRA 3860 (REI/VG)

152 Powerscourt St MAFFRA 3860 (REI/VG)



Price: \$455,000 Method: Private Sale Date: 26/09/2022 Property Type: House Land Size: 718 sqm approx

Agent Comments

Agent Comments



Price: \$450,000 Method: Private Sale Date: 29/05/2023 Property Type: House Land Size: 890 sqm approx



33 Morison St MAFFRA 3860 (REI/VG)



Agent Comments

Price: \$430,000 Method: Private Sale Date: 30/10/2023 Property Type: House Land Size: 804 sqm approx

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



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