

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

39 Morison Street, Maffra Vic 3860

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$425,000

Property Type House

Suburb Maffra

Period - From 01/10/2023

to 31/12/2023

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 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	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



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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)

[Agent Comments](#)

 3  2  2

Price: \$455,000

Method: Private Sale

Date: 26/09/2022

Property Type: House

Land Size: 718 sqm approx



152 Powerscourt St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

 3  1  2

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](#)

 3  1  4

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