

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

41 Davis Street, Maffra Vic 3860

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$459,000

Property Type House

Suburb Maffra

Period - From 01/01/2024

to 31/03/2024

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	43 Morison St MAFFRA 3860	\$420,000	10/04/2024
2	21 Morison St MAFFRA 3860	\$410,000	26/06/2023
3	110 Mcadam St MAFFRA 3860	\$400,000	10/01/2024

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:

17/06/2024 15:29



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Property Type: House (Previously Occupied - Detached)

Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price
\$399,000

Median House Price
March quarter 2024: \$459,000

Comparable Properties



43 Morison St MAFFRA 3860 (REI)

Agent Comments

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Price: \$420,000

Method: Sold Before Auction

Date: 10/04/2024

Property Type: House (Res)



21 Morison St MAFFRA 3860 (VG)

Agent Comments

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Price: \$410,000

Method: Sale

Date: 26/06/2023

Property Type: House (Res)

Land Size: 632 sqm approx

110 Mcadam St MAFFRA 3860 (VG)

Agent Comments

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Price: \$400,000

Method: Sale

Date: 10/01/2024

Property Type: House (Res)

Land Size: 910 sqm approx

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