

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

43 Morison Street, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### 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 two kilometres of the property for sale in the last six 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	33 Morison St MAFFRA 3860	\$430,000	30/10/2023
2	10 Stam Ct MAFFRA 3860	\$415,000	05/12/2023
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 two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/03/2024 11:26



 3    -   

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 800 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median House Price**  
December quarter 2023: \$425,000

## Comparable Properties



**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

**10 Stam Ct MAFFRA 3860 (VG)**

[Agent Comments](#)

 3    -    -

**Price:** \$415,000  
**Method:** Sale  
**Date:** 05/12/2023  
**Property Type:** House (Res)  
**Land Size:** 476 sqm approx

**110 Mcadam St MAFFRA 3860 (VG)**

[Agent Comments](#)

 3    -    -

**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