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	48 Mcadam Street, Maffra Vic 3860
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$310,000

Median sale price

Median price	\$433,000	Pro	perty Type	House		Suburb	Maffra
Period - From	01/01/2023	to	31/03/2023		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	11 Landy St MAFFRA 3860	\$310,000	25/01/2023
2	25 Knight St MAFFRA 3860	\$310,000	21/11/2022
3	92 Mcadam St MAFFRA 3860	\$300,000	07/11/2022

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:	23/06/2023 09:26













Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price \$310,000 Median House Price March quarter 2023: \$433,000

Comparable Properties



11 Landy St MAFFRA 3860 (REI/VG)

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Price: \$310,000 Method: Private Sale Date: 25/01/2023 Property Type: House Land Size: 667 sqm approx **Agent Comments**



25 Knight St MAFFRA 3860 (REI)

2







Price: \$310,000 Method: Private Sale Date: 21/11/2022 Property Type: House Agent Comments



92 Mcadam St MAFFRA 3860 (REI/VG)

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Price: \$300,000 Method: Private Sale Date: 07/11/2022 Property Type: House Land Size: 892 sqm approx **Agent Comments**

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





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