

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

6 The Crescent, Maffra Vic 3860

Indicative selling price

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

Range between \$695,000 & \$750,000

Median sale price

Median price \$432,500 Property Type House Suburb Maffra

Period - From 01/07/2023 to 30/09/2023 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	52 George St MAFFRA 3860	\$750,000	11/04/2023
2	6 Pearson St MAFFRA 3860	\$750,000	05/07/2023
3	106 Boisdale St MAFFRA 3860	\$710,000	13/09/2022

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:

07/12/2023 15:30

Ferg Horan

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Indicative Selling Price

\$695,000 - \$750,000

Median House Price

September quarter 2023: \$432,500



 3  2  4

Property Type: House

Land Size: 1434 sqm approx

[Agent Comments](#)

Comparable Properties



52 George St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$750,000

Method: Private Sale

Date: 11/04/2023

Property Type: House

Land Size: 1075 sqm approx



6 Pearson St MAFFRA 3860 (REI)

[Agent Comments](#)

 4  2  2

Price: \$750,000

Method: Private Sale

Date: 05/07/2023

Property Type: House

Land Size: 1350 sqm approx



106 Boisdale St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$710,000

Method: Private Sale

Date: 13/09/2022

Property Type: House

Land Size: 1023 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690