Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6 The Crescent, Maffra Vic 3860

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$695,000		&		\$750,000			
Median sale pr	rice							
Median price	\$432,500	Pro	operty Type	Hou	se		Suburb	Maffra
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress 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



GRAHAM CHALMER



Property Type: House Land Size: 1434 sqm approx Agent Comments

Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$695,000 - \$750,000 **Median House Price** September quarter 2023: \$432,500

Comparable Properties



52 George St MAFFRA 3860 (REI/VG)



Price: \$750,000 Method: Private Sale Date: 11/04/2023 Property Type: House Land Size: 1075 sqm approx

Agent Comments

6 Pearson St MAFFRA 3860 (REI)



Agent Comments

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)



6 2

Agent Comments

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



propertydata

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