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	60 Mclean Street, Maffra Vic 3860

Indicative selling price

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

Single price	$580,000

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	18 Edward St MAFFRA 3860	$555,000	23/02/2024
2	69 Alfred St MAFFRA 3860	$530,000	28/09/2023
3	7 Henry St MAFFRA 3860	$510,000	19/10/2023

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:	06/05/2024 11:37

CONSUMER AFFAIRS VICTORIA

Gippsland REAL ESTATE PTY. LTD.
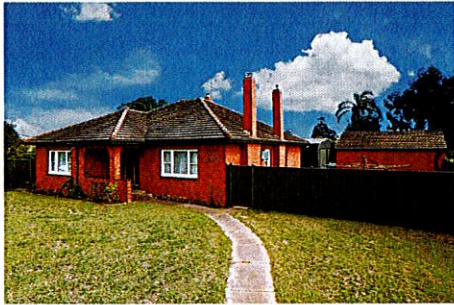
🛏 3   🛁 2   🚗 10

Rooms: 7
Property Type: House
Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price
$580,000
Median House Price
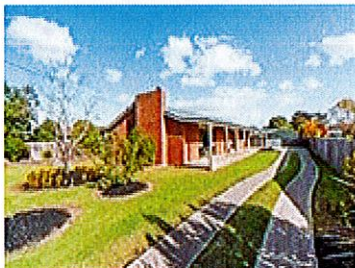March quarter 2024: $459,000

Comparable Properties

18 Edward St MAFFRA 3860 (REI/VG)

🛏 3   🛁 2   🚗 5

Price: $555,000
Method: Private Sale
Date: 23/02/2024
Property Type: House
Land Size: 1012 sqm approx

Agent Comments

69 Alfred St MAFFRA 3860 (REI)

🛏 3   🛁 2   🚗 4

Price: $530,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 1011 sqm approx
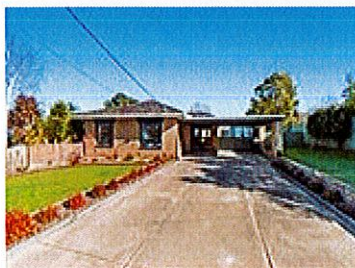
Agent Comments

7 Henry St MAFFRA 3860 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $510,000
Method: Private Sale
Date: 19/10/2023
Property Type: House
Land Size: 1019 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | **propertydata** .com.au