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 7 Duke Street, Maffra Vic 3860

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$390,000		&		\$410,000			
Median sale pr	rice							
Median price	\$459,000	Pro	operty Type	Ηοι	ISE		Suburb	Maffra
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Gibney St MAFFRA 3860	\$415,000	23/08/2023
2	44 Princess St MAFFRA 3860	\$395,000	08/05/2024
3	19 Duke St MAFFRA 3860	\$380,000	31/05/2024

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:

24/06/2024 09:37









Property Type: Land (Res) Agent Comments Indicative Selling Price \$390,000 - \$410,000 Median House Price March quarter 2024: \$459,000

Comparable Properties



23 Gibney St MAFFRA 3860 (VG)

44 Princess St MAFFRA 3860 (REI)

1

2



Price: \$415,000 Method: Sale Date: 23/08/2023 Property Type: House (Res) Land Size: 809 sqm approx Agent Comments



Price: \$395,000 Method: Private Sale Date: 08/05/2024 Property Type: House Land Size: 713 sqm approx

- 3



19 Duke St MAFFRA 3860 (REI)



Agent Comments

Agent Comments

Price: \$380,000 Method: Private Sale Date: 31/05/2024 Property Type: House

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



Propertydata

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