

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

7 Duke Street, Maffra Vic 3860

Indicative selling price

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

Range between \$390,000 & \$410,000

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	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)

Agent Comments



Price: \$415,000

Method: Sale

Date: 23/08/2023

Property Type: House (Res)

Land Size: 809 sqm approx



44 Princess St MAFFRA 3860 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 08/05/2024

Property Type: House

Land Size: 713 sqm approx



19 Duke St MAFFRA 3860 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 31/05/2024

Property Type: House

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