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 8 Stratford-maffra Road, Maffra Vic 3860

Indicative selling price

For the meaning of this		

Single price \$450,000

Median sale price

Median price	\$425,000	Pro	operty Type Hou	ISE	Suburb	Maffra
Period - From	01/10/2023	to	31/12/2023	Sour	rce 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	30 King St MAFFRA 3860	\$470,000	16/06/2023
2	4 Edward St MAFFRA 3860	\$455,000	18/03/2024
3	69 Princess St MAFFRA 3860	\$440,000	12/01/2024

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:

09/04/2024 14:10









Property Type: House (Res) **Land Size:** 729 sqm approx Agent Comments Indicative Selling Price \$450,000 Median House Price December quarter 2023: \$425,000

Comparable Properties



30 King St MAFFRA 3860 (REI/VG)



Price: \$470,000 Method: Private Sale Date: 16/06/2023 Property Type: House Land Size: 1008 sqm approx

4 Edward St MAFFRA 3860 (REI)

1

2 2

Agent Comments



Price: \$455,000 Method: Private Sale Date: 18/03/2024 Property Type: House Land Size: 1059 sqm approx

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69 Princess St MAFFRA 3860 (REI)



Agent Comments

Agent Comments

Price: \$440,000 Method: Private Sale Date: 12/01/2024 Property Type: House Land Size: 689 sqm approx

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

propertydata



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