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 9 Mills Street, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	\$345,000								

Median sale price

Median price	\$432,500	Pro	perty Type	House		Suburb	Maffra
Period - From	01/07/2023	to	30/09/2023		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	30 Charles St MAFFRA 3860	\$350,000	24/08/2023
2	35 Thomson St MAFFRA 3860	\$341,000	16/09/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

15/11/2023 14:23









Property Type: House (Res) **Land Size:** 1212 sqm approx Agent Comments Indicative Selling Price \$345,000 Median House Price September quarter 2023: \$432,500

Comparable Properties



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 eighteen months.

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





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