

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 9 Mills Street, Maffra Vic 3860
Including suburb or locality and postcode

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

Property 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 last eighteen 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	30 Charles St MAFFRA 3860	\$350,000	24/08/2023
2	35 Thomson St MAFFRA 3860	\$341,000	16/09/2023
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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



30 Charles St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 24/08/2023
Property Type: House
Land Size: 1011 sqm approx



35 Thomson St MAFFRA 3860 (REI)

Agent Comments



Price: \$341,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 882 sqm approx

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.

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