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	1/40 King Street, Maffra Vic 3860

Indicative selling price

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

Single price $299,000

Median sale price

Median price $347,500 Property Type Unit Suburb Maffra

Period - From 01/01/2023 to 31/12/2023 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 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	3/178 Johnson St MAFFRA 3860	$315,000	06/06/2023
2	2/178 Johnson St MAFFRA 3860	$300,000	18/05/2023
3	3/40 Church St MAFFRA 3860	$296,600	28/09/2023

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: 03/04/2024 13:03

1/40 King Street, Maffra Vic 3860



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$299,000
Median Unit Price
Year ending December 2023: $347,500

Comparable Properties



3/178 Johnson St MAFFRA 3860 (REI/VG)

2 1 1

Price: $315,000
Method: Private Sale
Date: 06/06/2023
Property Type: Unit

Agent Comments



2/178 Johnson St MAFFRA 3860 (REI/VG)

2 1 -

Price: $300,000
Method: Private Sale
Date: 18/05/2023
Property Type: Unit

Agent Comments



3/40 Church St MAFFRA 3860 (REI/VG)

2 1 1

Price: $296,600
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 240 sqm approx

Agent Comments

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

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