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

Single price: $399,000

Median sale price

Median price: $405,000 Property Type: House Suburb: Maffra

Period - From: 01/04/2024 to: 30/06/2024 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	48 Gibney St MAFFRA 3860	$400,000	06/06/2024
2	36 Mclean St MAFFRA 3860	$395,000	11/08/2023
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: 21/07/2024 07:54

7 Duke Street, Maffra Vic 3860



4 1 2

Property Type: House
Land Size: 745 sqm approx

Agent Comments

Indicative Selling Price
$399,000
Median House Price
June quarter 2024: $405,000

Comparable Properties



48 Gibney St MAFFRA 3860 (REI)

2 1 -

Price: $400,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 960 sqm approx

Agent Comments



36 Mclean St MAFFRA 3860 (REI/VG)

3 1 3

Price: $395,000
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 809 sqm approx

Agent Comments



19 Duke St MAFFRA 3860 (REI/VG)

3 1 1

Price: $380,000
Method: Private Sale
Date: 31/05/2024
Property Type: House
Land Size: 758 sqm approx

Agent Comments

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

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