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: 12 Mcadam Street, Maffra Vic 3860

Indicative selling price

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

Single price: $320,000

Median sale price

Median price: $430,000 Property Type: House Suburb: Maffra

Period - From: 06/08/2023 to: 05/08/2024 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 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 59 Landy St MAFFRA 3860	$297,500	01/08/2023
2		
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: 06/08/2024 15:46

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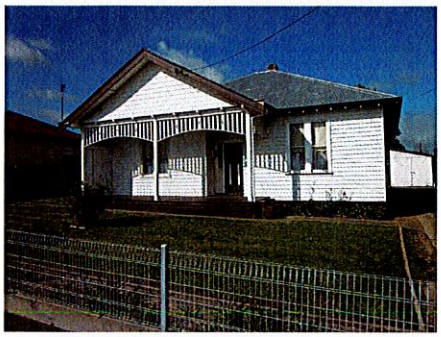
12 Mcadam Street, Maffra Vic 3860



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Rooms: 6
Property Type: House
Land Size: 1181 sqm approx

Agent Comments

Indicative Selling Price
$320,000
Median House Price
06/08/2023 - 05/08/2024: $430,000

Comparable Properties

59 Landy St MAFFRA 3860 (VG)

3 - -

Agent Comments

Price: $297,500
Method: Sale
Date: 01/08/2023
Property Type: House (Res)
Land Size: 910 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.

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

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