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	8 Knight Street, Maffra Vic 3860

Indicative selling price

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

Single price $339,000

Median sale price

Median price $435,000 Property Type House Suburb Maffra

Period - From 23/09/2023 to 22/09/2024 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	21 Knight St MAFFRA 3860	$320,000	26/06/2024
2	41 Knight St MAFFRA 3860	$350,000	13/05/2024
3	61a Knight St MAFFRA 3860	$368,000	31/05/2023

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: 23/09/2024 21:48

8 Knight Street, Maffra Vic 3860

Andrew Holmes
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andrew@gresale.com.au

Indicative Selling Price
$339,000
Median House Price
23/09/2023 - 22/09/2024: $435,000



3 -

Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

Comparable Properties



21 Knight St MAFFRA 3860 (REI/VG)

2 1 2

Price: $320,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 797 sqm approx

Agent Comments



41 Knight St MAFFRA 3860 (REI/VG)

3 1 -

Price: $350,000
Method: Private Sale
Date: 13/05/2024
Property Type: House
Land Size: 910 sqm approx

Agent Comments



61a Knight St MAFFRA 3860 (REI/VG)

3 1 2

Price: $368,000
Method: Private Sale
Date: 31/05/2023
Property Type: House
Land Size: 954 sqm approx

Agent Comments

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