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 Carpenter Street, Maffra Vic 3860

Indicative selling price

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

Single price $280,000

Median sale price

Median price $500,000 Property Type House Suburb Maffra

Period - From 01/01/2025 to 31/03/2025 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	60 Alfred St MAFFRA 3860	$250,000	26/06/2024
2	89 Carpenter St MAFFRA 3860	$277,000	26/06/2024
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: 02/05/2025 14:33

8 Carpenter Street, Maffra Vic 3860



Property Type:
Agent Comments

Indicative Selling Price
$280,000
Median House Price
March quarter 2025: $500,000

Comparable Properties

60 Alfred St MAFFRA 3860 (VG)

3 - -

Agent Comments

Price: $250,000
Method: Sale
Date: 26/06/2024
Property Type: House (Res)
Land Size: 107 sqm approx



89 Carpenter St MAFFRA 3860 (REI/VG)

3 1 2

Agent Comments

Price: $277,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 829 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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