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	1/56 Boisdale Street, Maffra Vic 3860

Indicative selling price

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

Single price $330,000

Median sale price

Median price $395,000 Property Type Unit Suburb Maffra

Period - From 01/04/2024 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 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	1/39 Boisdale St MAFFRA 3860	$300,000	23/12/2024
2	1/39 Boisdale St MAFFRA 3860	$300,000	23/12/2024
3	3/21 Thomson St MAFFRA 3860	$320,000	09/02/2024

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: 02/06/2025 16:55

1/56 Boisdale Street, Maffra Vic 3860



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Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$330,000
Median Unit Price
Year ending March 2025: $395,000

Comparable Properties

1/39 Boisdale St MAFFRA 3860 (VG)

2 - -

Price: $300,000
Method: Sale
Date: 23/12/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/39 Boisdale St MAFFRA 3860 (VG)

2 - -

Price: $300,000
Method: Sale
Date: 23/12/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/21 Thomson St MAFFRA 3860 (VG)

2 - -

Price: $320,000
Method: Sale
Date: 09/02/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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