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	4 Harrison Drive, Maffra Vic 3860

Indicative selling price

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

Single price $239,500

Median sale price

Median price $215,000 Property Type Vacant land Suburb Maffra

Period - From 04/07/2024 to 03/07/2025 Source Property Data

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	54 Wiggins Av MAFFRA 3860	$250,000	01/11/2024
2	12 French Cl MAFFRA 3860	$225,000	09/02/2024
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: 04/07/2025 10:36

4 Harrison Drive, Maffra Vic 3860



Property Type: Land
Land Size: 935 sqm approx

Agent Comments

Indicative Selling Price
$239,500
Median Land Price
04/07/2024 - 03/07/2025: $215,000

Comparable Properties

54 Wiggins Av MAFFRA 3860 (VG)

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Price: $250,000
Method: Sale
Date: 01/11/2024
Property Type: Land
Land Size: 1038 sqm approx

Agent Comments

12 French Cl MAFFRA 3860 (VG)

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Price: $225,000
Method: Sale
Date: 09/02/2024
Property Type: Land
Land Size: 801 sqm approx

Agent Comments

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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