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	44 Wiggins Avenue, Maffra Vic 3860

Indicative selling price

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

Single price $225,000

Median sale price

Median price $225,000 Property Type Vacant land Suburb Maffra

Period - From 06/05/2023 to 05/05/2024 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	12 French Cl MAFFRA 3860	$225,000	09/02/2024
2	13 French Cl MAFFRA 3860	$225,000	11/12/2023
3	5 French Cl MAFFRA 3860	$225,000	13/12/2023

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: 06/05/2024 15:25

44 Wiggins Avenue, Maffra Vic 3860



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Property Type: Land
Land Size: 830 sqm approx

Agent Comments

Indicative Selling Price
$225,000
Median Land Price
06/05/2023 - 05/05/2024: $225,000

Comparable Properties

12 French Cl MAFFRA 3860 (VG)

- - -

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

Agent Comments

13 French Cl MAFFRA 3860 (VG)

- - -

Price: $225,000
Method: Sale
Date: 11/12/2023
Property Type: Land
Land Size: 762 sqm approx

Agent Comments

5 French Cl MAFFRA 3860 (VG)

- - -

Price: $225,000
Method: Sale
Date: 13/12/2023
Property Type: Land
Land Size: 800 sqm approx

Agent Comments

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

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