Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Hulse CI, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$215,000								
Median sale price									
Median price	\$235,000	Property Type Vacant land			Suburb	Maffra			
Period - From	15/01/2024	to	14/01/2025	Source	Property	/ Data			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1 French CI MAFFRA 3860	\$210,000	12/12/2024
2	54 Wiggins Av MAFFRA 3860	\$250,000	01/11/2024
3	41 Wiggins Av MAFFRA 3860	\$210,000	03/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/01/2025 11:10









Property Type: Land Land Size: 800 sqm approx Agent Comments

Indicative Selling Price \$215,000 **Median Land Price** 15/01/2024 - 14/01/2025: \$235,000

Comparable Properties



Price: \$210.000 Method: Private Sale Date: 12/12/2024 Property Type: Land Land Size: 802 sqm approx

54 Wiggins Av MAFFRA 3860 (VG)



Agent Comments

Agent Comments

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



41 Wiggins Av MAFFRA 3860 (REI/VG)



Agent Comments

Price: \$210,000 Method: Private Sale Date: 03/10/2024 Property Type: Land Land Size: 882 sqm approx

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



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