

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

6 Flint Court, Maffra Vic 3860

Indicative selling price

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

Single price \$519,000

Median sale price

Median price \$405,000

Property Type House

Suburb Maffra

Period - From 01/07/2024

to 30/09/2024

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 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 | 7 Henry St MAFFRA 3860 | \$510,000 | 19/10/2023 |
| 2 | | | |
| 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:

11/12/2024 11:09



 3  2  2

Property Type: House
Land Size: 933 sqm approx
Agent Comments

Indicative Selling Price
\$519,000

Median House Price
September quarter 2024: \$405,000

Comparable Properties



7 Henry St MAFFRA 3860 (REI/VG)

Agent Comments

 3  2  2

Price: \$510,000
Method: Private Sale
Date: 19/10/2023
Property Type: House
Land Size: 1019 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.