### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 4 Mills Street, Maffra Vic 3860

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$450,000						

#### Median sale price

Median price	\$500,000	Pro	operty Type Hou	ISE	Suburb	Maffra
Period - From	01/01/2025	to	31/03/2025	Sourc	ce 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.

Add	dress of comparable property	Price	Date of sale
1	6 Alfred St MAFFRA 3860	\$445,000	28/07/2024
2	8 Stratford Rd MAFFRA 3860	\$459,000	30/04/2024
3	8 Merrydale St MAFFRA 3860	\$445,000	29/02/2024

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:

12/05/2025 14:16



4 Mills Street, Maffra Vic 3860

# Chalmer

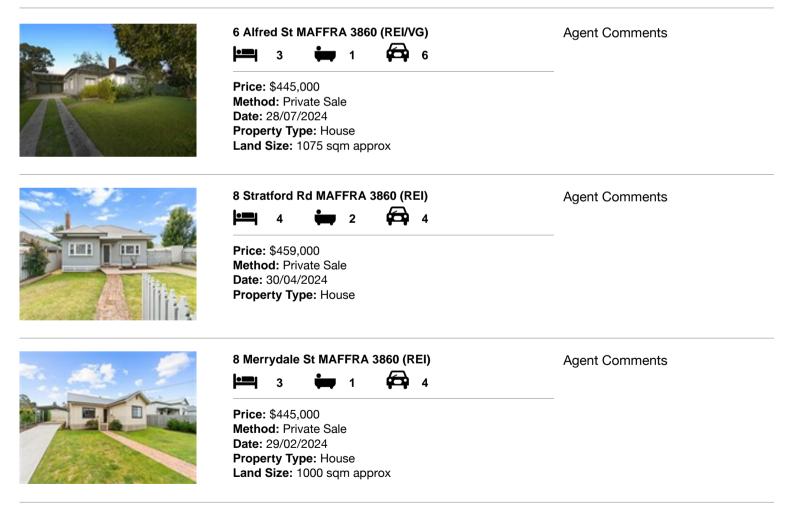




Property Type: House Land Size: 1214 sqm approx Agent Comments Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$450,000 Median House Price March quarter 2025: \$500,000

## **Comparable Properties**



Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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