## 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	55 Carpenter Street, Maffra Vic 3860
Including suburb or	
locality and postcode	

### Indicative selling price

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

Single price	\$499,000

### Median sale price

Median price	\$449,000	Pro	perty Type	House		Suburb	Maffra
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	6 Flint Ct MAFFRA 3860	\$500,000	07/03/2025
2	32 Stratford Maffra Rd MAFFRA 3860	\$495,000	05/08/2024
3	26 Henry St MAFFRA 3860	\$500,000	06/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/07/2025 15:08













Property Type: House Land Size: 808 sqm approx Agent Comments

**Indicative Selling Price** \$499,000 **Median House Price** Year ending June 2025: \$449,000

# Comparable Properties



6 Flint Ct MAFFRA 3860 (REI/VG)

Price: \$500.000 Method: Private Sale Date: 07/03/2025 Property Type: House Land Size: 933 sqm approx Agent Comments



32 Stratford Maffra Rd MAFFRA 3860 (REI/VG)

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Price: \$495,000 Method: Private Sale Date: 05/08/2024

Property Type: Townhouse (Single) Land Size: 530 sqm approx

**Agent Comments** 

26 Henry St MAFFRA 3860 (VG)



Price: \$500,000 Method: Sale Date: 06/07/2024

Property Type: House (Res) Land Size: 1015 sqm approx **Agent Comments** 

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





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