# 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 Stam Court, Maffra Vic 3860

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$535,000								
Median sale price									
Median price	\$500,000	Pro	operty Type	Hou	ise		Suburb	Maffra	
Period - From	01/01/2025	to	31/03/2025		Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	11 John St MAFFRA 3860	\$525,000	06/12/2024
2	171 Mcadam St MAFFRA 3860	\$525,000	28/07/2024
3	48 Cedarwood Dr MAFFRA 3860	\$530,000	23/04/2024

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:

07/05/2025 14:45









**Property Type:** Land Agent Comments

Indicative Selling Price \$535,000 Median House Price March quarter 2025: \$500,000

# **Comparable Properties**

11 John St MAFFRA 3860 (REI/VG)   Image: 1 3 Image: 2 Image: 5   Price: \$525,000   Method: Private Sale   Date: 06/12/2024   Property Type: House   Land Size: 1012 sqm approx	Agent Comments
171 Mcadam St MAFFRA 3860 (REI/VG)   Image: 1 3 Image: 2 Image: 4   Price: \$525,000   Method: Private Sale   Date: 28/07/2024   Property Type: House   Land Size: 1006 sqm approx	Agent Comments
48 Cedarwood Dr MAFFRA 3860 (REI/VG) 3 2 3 3 Price: \$530,000 Method: Private Sale Date: 23/04/2024 Property Type: House Land Size: 800 sqm approx	Agent Comments

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