

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

250 Beet Road, Maffra Vic 3860

Indicative selling price

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

Single price

\$790,000

Median sale price

Median price

\$433,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2023

to

31/03/2023

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	23 Airly Rd STRATFORD 3862	\$770,000	03/05/2022
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:

03/05/2023 11:06



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Rooms: 12
Property Type: Hobby Farm/Farmlet 20 ha+ (Rur)
Agent Comments

Indicative Selling Price
\$790,000
Median House Price
March quarter 2023: \$433,000

Comparable Properties

23 Airly Rd STRATFORD 3862 (VG)

Agent Comments

3 - -

Price: \$770,000
Method: Sale
Date: 03/05/2022
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 87300 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.