

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

9 French Cl, Maffra Vic 3860

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$215,000

Property Type Vacant land

Suburb Maffra

Period - From 04/07/2024

to 03/07/2025

Source Property Data

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	Price	Date of sale
1	8 French Cl MAFFRA 3860	\$215,000	04/06/2025
2	64 Wiggins Av MAFFRA 3860	\$215,000	18/02/2025
3	12 French Cl MAFFRA 3860	\$225,000	09/02/2024

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:

04/07/2025 09:51



Property Type: Land
Land Size: 801 sqm approx
 Agent Comments

Indicative Selling Price
 \$220,000
Median Land Price
 04/07/2024 - 03/07/2025: \$215,000

Comparable Properties

8 French Cl MAFFRA 3860 (VG)

Agent Comments



Price: \$215,000
Method: Sale
Date: 04/06/2025
Property Type: Land
Land Size: 830 sqm approx

64 Wiggins Av MAFFRA 3860 (VG)

Agent Comments



Price: \$215,000
Method: Sale
Date: 18/02/2025
Property Type: Land
Land Size: 851 sqm approx

12 French Cl MAFFRA 3860 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 09/02/2024
Property Type: Land
Land Size: 801 sqm approx

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