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

10 Church Street, Maldon Vic 3463

Indicative selling price

Period - From 01/07/2022

For the meaning	of this price see	consumer.vic.go	ov.au/underquoting				
Single price	e \$895,000						
Median sale price							
Median price	\$770,000	Property Type	House	Suburb Maldon			
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Comparable property sales (*Delete A or B below as applicable)

to

30/06/2023

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.

Source REIV

Ad	dress of comparable property	Price	Date of sale
1	8 Chapel St MALDON 3463	\$890,000	08/03/2022
2	17 Ireland St MALDON 3463	\$885,000	10/08/2022
3	35 Lowther St MALDON 3463	\$865,000	23/02/2023

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:

11/08/2023 12:48









Property Type: House Land Size: 1000 sqm approx Agent Comments

Leah Panos 03 5472 1155 0466 878 214 leahpanos@jelliscraig.com.au

Indicative Selling Price \$895,000 **Median House Price** Year ending June 2023: \$770,000

Comparable Properties



8 Chapel St MALDON 3463 (REI/VG)



Price: \$890,000 Method: Private Sale Date: 08/03/2022 Property Type: House Land Size: 1011 sqm approx Agent Comments



Price: \$885,000 Method: Private Sale Date: 10/08/2022 Property Type: House

17 Ireland St MALDON 3463 (REI/VG) **6** 4 3 2

Agent Comments



Land Size: 1012 sqm approx

35 Lowther St MALDON 3463 (VG)

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Agent Comments

Price: \$865.000 Method: Sale Date: 23/02/2023 Property Type: House (Previously Occupied -Detached) Land Size: 991 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087





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