

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

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

Single price \$895,000

Median sale price

Median price \$770,000

Property Type House

Suburb Maldon

Period - From 01/07/2022

to 30/06/2023

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 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 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

Comparable Properties



8 Chapel St MALDON 3463 (REI/VG)

Agent Comments



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



17 Ireland St MALDON 3463 (REI/VG)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 10/08/2022
Property Type: House
Land Size: 1012 sqm approx



35 Lowther St MALDON 3463 (VG)

Agent Comments



Price: \$865,000
Method: Sale
Date: 23/02/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 991 sqm approx