

# 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

13-15 Parkins Reef Road, Maldon Vic 3463

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$795,000

&

\$825,000

### Median sale price

Median price

\$745,000

Property Type

House

Suburb

Maldon

Period - From

01/01/2023

to

31/12/2023

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		
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:

14/03/2024 17:48

13-15 Parkins Reef Road, Maldon Vic 3463

**Jellis  
Craig**

Leah Panos  
03 5472 1155  
0466 878 214

leahpanos@jellisrcraig.com.au

**Indicative Selling Price**

\$795,000 - \$825,000

**Median House Price**

Year ending December 2023: \$745,000



 3  2  5

**Property Type:** House

**Land Size:** 2456 sqm approx

Agent Comments

## Comparable Properties

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.

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



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