

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

2 Ireland Street, Maldon Vic 3463

Indicative selling price

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

Single price \$1,150,000

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	13 Adair St MALDON 3463	\$1,230,000	21/09/2022
2	15 Stump St MALDON 3463	\$1,140,000	25/01/2023
3	38A Franklin St MALDON 3463	\$1,045,000	10/12/2022

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:

18/07/2023 15:01



3 2 4

Property Type: House

Land Size: 865 sqm approx

Agent Comments

Comparable Properties



13 Adair St MALDON 3463 (VG)

Agent Comments

4 - -

Price: \$1,230,000

Method: Sale

Date: 21/09/2022

Property Type: House (Res)

Land Size: 1022 sqm approx



15 Stump St MALDON 3463 (REI/VG)

Agent Comments

4 2 4

Price: \$1,140,000

Method: Private Sale

Date: 25/01/2023

Property Type: House

Land Size: 2453 sqm approx



38A Franklin St MALDON 3463 (REI/VG)

Agent Comments

4 2 6

Price: \$1,045,000

Method: Private Sale

Date: 10/12/2022

Property Type: House

Land Size: 4224 sqm approx