

# 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 Nelson Street, Maldon Vic 3463

### Indicative selling price

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

Single price \$675,000

### Median sale price

Median price \$750,000

Property Type House

Suburb Maldon

Period - From 12/10/2022

to 11/10/2023

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	12 High St MALDON 3463	\$670,000	29/07/2023
2	1a Parkins Reef Rd MALDON 3463	\$670,000	13/09/2023
3	6 Mill St MALDON 3463	\$655,000	30/06/2023

**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:

12/10/2023 15:47



2   1   4

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 4046 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$675,000  
**Median House Price**  
12/10/2022 - 11/10/2023: \$750,000

## Comparable Properties



**12 High St MALDON 3463 (REI/VG)**

**Agent Comments**

3   3   2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 29/07/2023  
**Property Type:** House  
**Land Size:** 610 sqm approx



**1a Parkins Reef Rd MALDON 3463 (REI)**

**Agent Comments**

4   1   4

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 13/09/2023  
**Property Type:** House  
**Land Size:** 1300 sqm approx



**6 Mill St MALDON 3463 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 30/06/2023  
**Property Type:** House  
**Land Size:** 2212 sqm approx