

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 Stump Street, Maldon Vic 3463

Indicative selling price

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

Range between \$995,000 & \$1,045,000

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	15 Stump St MALDON 3463	\$1,140,000	25/01/2023
2	38A Franklin St MALDON 3463	\$1,045,000	10/12/2022
3	11 Baxter St MALDON 3463	\$950,000	27/06/2022

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:

30/07/2023 17:43



 4  2  6

Property Type: House
Land Size: 4479 sqm approx
Agent Comments

Indicative Selling Price
\$995,000 - \$1,045,000
Median House Price
Year ending June 2023: \$770,000

Comparable Properties



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



11 Baxter St MALDON 3463 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 27/06/2022
Property Type: House
Land Size: 3204 sqm approx