

# 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

21 Newstead Road, Maldon Vic 3463

### Indicative selling price

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

Single price

\$795,000

### 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	38 Morris St MALDON 3463	\$855,000	16/08/2022
2	4 Johns Rd MALDON 3463	\$750,000	04/05/2023
3	3 Boundary Rd MALDON 3463	\$745,000	31/03/2023

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:

06/10/2023 13:23



 3  1  5

**Property Type:** Land

**Land Size:** 2556 sqm approx

**Agent Comments**

## Comparable Properties



**38 Morris St MALDON 3463 (REI/VG)**

**Agent Comments**

 4  1  4

**Price:** \$855,000

**Method:** Private Sale

**Date:** 16/08/2022

**Property Type:** House

**Land Size:** 4164 sqm approx



**4 Johns Rd MALDON 3463 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 04/05/2023

**Property Type:** House

**Land Size:** 908 sqm approx



**3 Boundary Rd MALDON 3463 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$745,000

**Method:** Private Sale

**Date:** 31/03/2023

**Property Type:** House

**Land Size:** 1597 sqm approx