

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	23 Boundary Rd MALDON 3463	\$1,050,000	11/11/2022
2	38A Franklin St MALDON 3463	\$1,045,000	10/12/2022
3	1 Tailings La MALDON 3463	\$960,000	12/12/2022

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:



Property Type: House
Land Size: 4625 sqm approx
Agent Comments

Indicative Selling Price

\$980,000 - \$1,075,000

Median House Price

Year ending March 2024: \$750,000

Comparable Properties



23 Boundary Rd MALDON 3463 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 11/11/2022
Property Type: House
Land Size: 9942 sqm approx



38A Franklin St MALDON 3463 (REI/VG)

Agent Comments



Price: \$1,045,000
Method: Private Sale
Date: 10/12/2022
Property Type: House
Land Size: 4224 sqm approx



1 Tailings La MALDON 3463 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 12/12/2022
Property Type: House
Land Size: 3925 sqm approx