

# 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

38 Franklin 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 \$685,000

### Median sale price

Median price \$750,000

Property Type House

Suburb Maldon

Period - From 01/04/2023

to 31/03/2024

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 eighteen 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	27 Templeton St MALDON 3463	\$700,000	08/06/2023
2	3 Harker St MALDON 3463	\$685,000	22/04/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

25/06/2024 15:40



3 1 2

**Property Type:** House (Res)

**Land Size:** 900 sqm approx

Agent Comments

**Indicative Selling Price**

\$685,000

**Median House Price**

Year ending March 2024: \$750,000

## Comparable Properties



**27 Templeton St MALDON 3463 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 08/06/2023

**Property Type:** House

**Land Size:** 739 sqm approx



**3 Harker St MALDON 3463 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$685,000

**Method:** Private Sale

**Date:** 22/04/2024

**Property Type:** House

**Land Size:** 796 sqm approx

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 eighteen months.

**Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172**