

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

47 Church Street, Maldon Vic 3463

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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 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 | | |
| 2 | | |
| 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:

13/09/2023 11:02

47 Church Street, Maldon Vic 3463

**Jellis
Craig**

Leah Panos
03 5472 1155
0466 878 214

leahpanos@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending June 2023: \$770,000



 3  2  4

Property Type: House (Res)

Land Size: 2319 sqm approx

Agent Comments

Comparable Properties

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 - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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