

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8a Grigg Street, Maldon Vic 3463

Indicative selling price

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

Single price \$785,000

Median sale price

Median price \$740,000

Property Type House

Suburb Maldon

Period - From 29/05/2023

to 28/05/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	43 Church St MALDON 3463	\$870,000	15/03/2024
2	10 Church St MALDON 3463	\$850,000	14/03/2024
3	1a Reef St MALDON 3463	\$740,000	02/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/05/2024 14:22



Property Type: Land
Land Size: 1091 sqm approx
Agent Comments

Indicative Selling Price
\$785,000
Median House Price
29/05/2023 - 28/05/2024: \$740,000

Comparable Properties



43 Church St MALDON 3463 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 687 sqm approx



10 Church St MALDON 3463 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 1011 sqm approx



1a Reef St MALDON 3463 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 220 sqm approx