

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

Lot 1/32a Chapel Street, Maldon Vic 3463

Indicative selling price

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

Single price \$199,000

Median sale price

Median price \$309,000

Property Type Vacant land

Suburb Maldon

Period - From 15/08/2023

to 14/08/2024

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	7 Castlemaine Rd MALDON 3463	\$250,000	24/11/2023
2	4 Newstead Rd MALDON 3463	\$240,000	01/09/2023
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:

15/08/2024 10:53



Property Type: Residential Land
Land Size: 600+ sqm approx
Agent Comments

Indicative Selling Price
\$199,000

Median Land Price
15/08/2023 - 14/08/2024: \$309,000

Comparable Properties

7 Castlemaine Rd MALDON 3463 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 24/11/2023
Property Type: Land
Land Size: 911 sqm approx



4 Newstead Rd MALDON 3463 (VG)

Agent Comments



Price: \$240,000
Method: Sale
Date: 01/09/2023
Property Type: Land
Land Size: 974 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 - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377