

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

57-59 Reef Street, Maldon Vic 3463

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000

&

\$440,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality

Maldon

Period - From 01/01/2017

to

31/12/2017

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	159 Bells Reef Rd MALDON 3463	\$485,000	25/05/2017
2	7 Mcfarlane St MALDON 3463	\$407,500	12/08/2017
3	14 Lowther St MALDON 3463	\$400,000	03/05/2017

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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2744 sqm approx

Agent Comments

Comparable Properties



159 Bells Reef Rd MALDON 3463 (REI/VG)

Agent Comments

3 2 6

Price: \$485,000

Method: Private Sale

Date: 25/05/2017

Rooms: 5

Property Type: House

Land Size: 4046 sqm approx



7 Mcfarlane St MALDON 3463 (REI/VG)

Agent Comments

4 2 6

Price: \$407,500

Method: Private Sale

Date: 12/08/2017

Rooms: 6

Property Type: House

Land Size: 3048 sqm approx



14 Lowther St MALDON 3463 (REI/VG)

Agent Comments

4 2 4

Price: \$400,000

Method: Private Sale

Date: 03/05/2017

Rooms: 6

Property Type: House

Land Size: 4046 sqm approx