

Genevieve Cantwell
03 54721133
0418362270
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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

roperty ener	sa ioi sais								
A Including sub locality andpo	ourb or	57-59 Reef Street, Maldon Vic 3463							
Indicative selli	ng price								
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$430,000		&	\$440,000					
Median sale price									
Median price	\$440,000	Hou	se 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.

Ad	dress 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.

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





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> **Indicative Selling Price** \$430,000 - \$440,000 **Median House Price**

Year ending December 2017: \$440,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 2744 sqm approx

Agent Comments

Comparable Properties



159 Bells Reef Rd MALDON 3463 (REI/VG)





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)







Price: \$407,500 Method: Private Sale Date: 12/08/2017

Rooms: 6

Property Type: House

Land Size: 3048 sqm approx







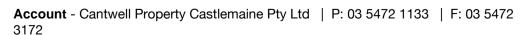


Price: \$400,000 Method: Private Sale Date: 03/05/2017

Rooms: 6

Property Type: House

Land Size: 4046 sqm approx







The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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