

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

14 Church Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$1,095,000

Median sale price

Median price

\$747,500

Property Type

House

Suburb

Maldon

Period - From

13/03/2023

to

12/03/2024

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	15 Stump St MALDON 3463	\$1,140,000	25/01/2023
2	2 Ireland St MALDON 3463	\$1,095,000	25/09/2023
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:

13/03/2024 16:17



 3  2  2

Property Type: House
Land Size: 1034 sqm approx
Agent Comments

Indicative Selling Price
\$1,095,000

Median House Price
13/03/2023 - 12/03/2024: \$747,500

Comparable Properties



15 Stump St MALDON 3463 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,140,000
Method: Private Sale
Date: 25/01/2023
Property Type: House
Land Size: 2453 sqm approx



2 Ireland St MALDON 3463 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,095,000
Method: Private Sale
Date: 25/09/2023
Property Type: House
Land Size: 865 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.