

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

46 Castlemaine Road, Maldon Vic 3463

Indicative selling price

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

Lot 1, 46 Castlemaine Road	\$115,000	or range between	\$	&	\$
Lot 5, 46 Castlemaine Road	\$85,000				
Lot 6, 46 Castlemaine Road	\$85,000				

Median sale price

Median price	\$ N/A	Property type	Land	Suburb	Maldon
Period - From		to		Source	

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 34 Parkin Reef Road, Maldon Vic 3463	\$149,000	13.09.2019
2. 23 Harker Street, Maldon Vic 3463	\$140,000	4.02.2020
3. 34 Lawrence Street, Maldon Vic 3463	\$115,000	7.02.2020

This Statement of Information was prepared on: 2nd June 2020