

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19-21 Polsue Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Maldon

Period - From

01/04/2023

to

31/03/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	20 Lowther St MALDON 3463	\$755,000	08/11/2023
2	54 Church St MALDON 3463	\$740,000	15/12/2023
3	56 Adair St MALDON 3463	\$650,000	13/02/2024

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/04/2024 15:02



3
 1
 1

Property Type: House
Land Size: 2139 sqm approx
 Agent Comments

Indicative Selling Price
 \$695,000

Median House Price
 Year ending March 2024: \$750,000

Comparable Properties



20 Lowther St MALDON 3463 (REI/VG)

Agent Comments

4
 2
 6

Price: \$755,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 2234 sqm approx



54 Church St MALDON 3463 (REI/VG)

Agent Comments

4
 2
 4

Price: \$740,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 2213 sqm approx



56 Adair St MALDON 3463 (VG)

Agent Comments

3
 -
 -

Price: \$650,000
Method: Sale
Date: 13/02/2024
Property Type: House (Res)
Land Size: 1019 sqm approx