

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

6 Gray Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$775,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Maldon

Period - From

20/08/2020

to

19/08/2021

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 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	12 Ireland St MALDON 3463	\$820,000	20/04/2021
2	6 Phoenix St MALDON 3463	\$795,000	07/06/2021
3	21 Chapel St MALDON 3463	\$755,000	10/08/2021

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 18 months.~~

This Statement of Information was prepared on:

20/08/2021 14:58



 3  1  4

Rooms: 4
Property Type: House
Land Size: 1049 sqm approx
Agent Comments

Indicative Selling Price
\$775,000

Median House Price
20/08/2020 - 19/08/2021: \$620,000

Comparable Properties



12 Ireland St MALDON 3463 (REI/VG)

Agent Comments

 3  2  2

Price: \$820,000
Method: Private Sale
Date: 20/04/2021
Property Type: House
Land Size: 1104 sqm approx



6 Phoenix St MALDON 3463 (REI)

Agent Comments

 3  1  2

Price: \$795,000
Method: Private Sale
Date: 07/06/2021
Property Type: House
Land Size: 1000 sqm approx



21 Chapel St MALDON 3463 (REI)

Agent Comments

 3  1  2

Price: \$755,000
Method: Private Sale
Date: 10/08/2021
Property Type: House
Land Size: 1020 sqm approx