

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 Mill Street, Maldon Vic 3463

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$758,000

Property Type House

Suburb Maldon

Period - From 20/12/2021

to 19/12/2022

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	4 Mill St MALDON 3463	\$700,000	13/07/2021
2	32 Templeton St MALDON 3463	\$693,000	24/02/2022
3	20 Adair St MALDON 3463	\$685,000	09/06/2022

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:

20/12/2022 11:41