

# 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

31 Lowther Street, Maldon Vic 3463

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$770,000

### Median sale price

Median price

\$755,000

Property Type

House

Suburb

Maldon

Period - From

01/07/2021

to

30/06/2022

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	38 Morris St MALDON 3463	\$855,000	16/08/2022
2	30 Wattle Gully Rd MALDON 3463	\$775,000	28/09/2021
3	11 Ireland St MALDON 3463	\$756,000	05/04/2022

**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:

18/08/2022 16:02



4 2 5

**Property Type:** House  
**Land Size:** 4949 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000  
**Median House Price**  
Year ending June 2022: \$755,000

## Comparable Properties



**38 Morris St MALDON 3463 (REI)**

**Agent Comments**

4 1 4

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 16/08/2022  
**Property Type:** House  
**Land Size:** 4164 sqm approx



**30 Wattle Gully Rd MALDON 3463 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 28/09/2021  
**Property Type:** House  
**Land Size:** 4650 sqm approx



**11 Ireland St MALDON 3463 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$756,000  
**Method:** Private Sale  
**Date:** 05/04/2022  
**Property Type:** House  
**Land Size:** 1010 sqm approx