Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8 Templeton Street, Maldon Vic 3463

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,195,000		&		\$1,275,0	00			
Median sale price									
Median price	\$740,000	Pro	operty Type	Hou	se		Suburb	Maldon	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	17 Lisle Gully Rd MALDON 3463	\$1,300,000	03/09/2024
2	58 Church St MALDON 3463	\$1,230,000	13/04/2024
3	2b Stump St MALDON 3463	\$1,365,000	25/07/2023

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:

10/01/2025 15:02









Rooms: 6 Property Type: House Land Size: 978 sqm approx Agent Comments Indicative Selling Price \$1,195,000 - \$1,275,000 Median House Price Year ending September 2024: \$740,000

Comparable Properties

17 Lisle Gully Rd MALDON 3463 (REI/VG) 4 2 3 Price: \$1,300,000 Method: Private Sale Date: 03/09/2024 Property Type: House Land Size: 29946.76 sqm approx	Agent Comments
58 Church St MALDON 3463 (REI/VG) 3 2 6 4 Price: \$1,230,000 Method: Private Sale Date: 13/04/2024 Property Type: House Land Size: 3783 sqm approx	Agent Comments
2b Stump St MALDON 3463 (REI/VG) 4 2 6 Price: \$1,365,000 Method: Private Sale Date: 25/07/2023 Property Type: House Land Size: 14600 sqm approx	Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



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