



# STATEMENT OF INFORMATION

5 GRIGG STREET, MALDON, VIC 3463

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 GRIGG STREET, MALDON, VIC 3463**

 4  2  3

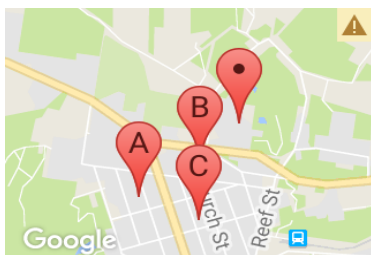
**Indicative Selling Price**

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

**Single Price: 469,000**

Provided by: Di Selwood, Bendigo Property Plus

## MEDIAN SALE PRICE



**MALDON, VIC, 3463**

**Suburb Median Sale Price (House)**

**\$372,950**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**21 CHAPEL ST, MALDON, VIC 3463**

 3  1  2

**Sale Price**

**Price Withheld**

Sale Date: 12/05/2017

Distance from Property: 848m



**49 CHURCH ST, MALDON, VIC 3463**

 3  2  2

**Sale Price**

**\$445,000**

Sale Date: 02/05/2017

Distance from Property: 380m



**26 TEMPLETON ST, MALDON, VIC 3463**

 3  2  2

**Sale Price**

**\$455,000**

Sale Date: 26/10/2016

Distance from Property: 747m



This report has been compiled on 28/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

5 GRIGG 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:

469,000

Median sale price

Median price

\$372,950

House

X

Unit


Suburb

MALDON

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
21 CHAPEL ST, MALDON, VIC 3463	Price Withheld	12/05/2017
49 CHURCH ST, MALDON, VIC 3463	\$445,000	02/05/2017
26 TEMPLETON ST, MALDON, VIC 3463	\$455,000	26/10/2016