

## 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

8 Templeton Street, Maldon Vic 3463

### Indicative selling price

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

Range between \$1,325,000

&

\$1,375,000

### Median sale price

Median price \$750,000

Property Type House

Suburb Maldon

Period - From 01/04/2023

to 31/03/2024

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 | 15 Stump St MALDON 3463        | \$1,140,000 | 25/01/2023   |
| 2 | 14 Church St MALDON 3463       | \$1,080,000 | 17/03/2024   |
| 3 | 30 Newstead Rd MALDON 3463     | \$1,065,000 | 01/09/2023   |

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:

16/04/2024 14:50



4 1 4

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 961 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,325,000 - \$1,375,000  
**Median House Price**  
 Year ending March 2024: \$750,000

## Comparable Properties



15 Stump St MALDON 3463 (REI/VG)

**Agent Comments**

4 2 4

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 25/01/2023  
**Property Type:** House  
**Land Size:** 2453 sqm approx



14 Church St MALDON 3463 (REI)

**Agent Comments**

3 2 2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 17/03/2024  
**Property Type:** House  
**Land Size:** 1034 sqm approx



30 Newstead Rd MALDON 3463 (REI/VG)

**Agent Comments**

4 2 4

**Price:** \$1,065,000  
**Method:** Private Sale  
**Date:** 01/09/2023  
**Property Type:** House  
**Land Size:** 1318 sqm approx