

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

167 High Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$1,285,000

Median sale price

Median price

\$817,500

Property Type

House

Suburb

Maldon

Period - From

01/07/2023

to

30/09/2023

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	2 Ireland St MALDON 3463	\$1,095,000	25/09/2023
2	30 Newstead Rd MALDON 3463	\$1,065,000	01/09/2023
3	2 Stump St MALDON 3463	\$1,040,000	27/09/2023

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:

13/12/2023 14:29



 3
  1
  1

Rooms: 6
Property Type: House
Land Size: 4960 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,285,000

Median House Price
 September quarter 2023: \$817,500

Comparable Properties



2 Ireland St MALDON 3463 (REI)

Agent Comments

 3
  2
  4

Price: \$1,095,000
Method: Private Sale
Date: 25/09/2023
Property Type: House
Land Size: 865 sqm approx



30 Newstead Rd MALDON 3463 (REI)

Agent Comments

 4
  2
  4

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



2 Stump St MALDON 3463 (REI)

Agent Comments

 4
  2
  3

Price: \$1,040,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 4479 sqm approx