

# 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

43 Franklin 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)

Range between

\$440,000

&

\$460,000

### Median sale price

Median price

\$530,000

Property Type

House

Suburb

Maldon

Period - From

27/07/2019

to

26/07/2020

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	26 Chapel St MALDON 3463	\$429,000	20/07/2019
2	20 Adair St MALDON 3463	\$420,000	22/03/2019
3	2 Spring St MALDON 3463	\$415,000	24/12/2019

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:

27/07/2020 14:33



 3  1  2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$460,000

**Median House Price**

27/07/2019 - 26/07/2020: \$530,000

## Comparable Properties



**26 Chapel St MALDON 3463 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$429,000  
**Method:** Private Sale  
**Date:** 20/07/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**20 Adair St MALDON 3463 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 22/03/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 598 sqm approx



**2 Spring St MALDON 3463 (REI/VG)**

**Agent Comments**

 3  1  3

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 24/12/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 612 sqm approx