

# 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 or  
locality and postcode

14 Castlemaine-Maldon Road MALDON

### Indicative selling price

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

Single price

\$339,000

or range between \$

&

\$

### Median sale price

Median price

\$373,400

House

X

Suburb  
or locality

MALDON

Period - From

Feb 2017

to

Feb 2018

Source

PRICEFINDER

### 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
1 28 Newstead Road Maldon	\$340,000	08/02/2018
2 22 Castlemaine-Maldon Road Maldon	\$357,500	02/01/2018
3 17 Newstead Road Maldon	\$320,000	08/02/2017