

# 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

14 Morris 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 \$690,000 & \$720,000

### Median sale price

Median price \$745,000 Property Type House Suburb Maldon

Period - From 01/01/2024 to 31/12/2024 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	30 Adair St MALDON 3463	\$675,000	07/10/2024
2	38 Franklin St MALDON 3463	\$685,000	19/07/2024
3	3 Harker St MALDON 3463	\$685,000	22/04/2024

**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:

18/02/2025 15:27



3 1 7

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1000 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$690,000 - \$720,000  
**Median House Price**  
Year ending December 2024: \$745,000

## Comparable Properties



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

[Agent Comments](#)

3 1 1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**38 Franklin St MALDON 3463 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 19/07/2024  
**Property Type:** House  
**Land Size:** 900 sqm approx



**3 Harker St MALDON 3463 (REI/VG)**

[Agent Comments](#)

3 1 4

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 22/04/2024  
**Property Type:** House  
**Land Size:** 796 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377