# 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$690,000		&		\$720,000			
Median sale pr	rice							
Median price	\$745,000	Pro	operty Type	Hous	se		Suburb	Maldon
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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



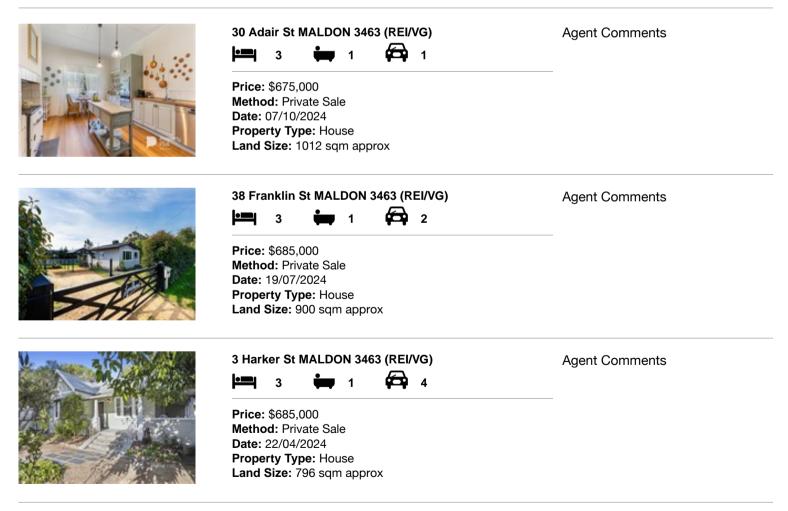






Rooms: 5 Property Type: House Land Size: 1000 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$720,000 Median House Price Year ending December 2024: \$745,000

# **Comparable Properties**



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