

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 223 Nuggetty Road, Maldon Vic 3463
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$305,000 Property Type Vacant land Suburb Maldon

Period - From 19/12/2021 to 18/12/2022 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 eighteen 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	Nuggetty Rd MALDON 3463	\$830,000	10/08/2021
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 19/12/2022 16:03



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Land Price
19/12/2021 - 18/12/2022: \$305,000

Comparable Properties

Nuggetty Rd MALDON 3463 (VG)

Agent Comments



Price: \$830,000
Method: Sale
Date: 10/08/2021
Property Type: Mixed Farming (Rur)
Land Size: 366000 sqm approx

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 eighteen months.