## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 223 Nuggetty Road, Maldon Vic 3463

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$305,000	Pro	operty Type	Vac	ant land		Suburb	Maldon
Period - From	19/12/2021	to	18/12/2022		Sc	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	Nuggetty Rd MALDON 3463	\$830,000	10/08/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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**



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

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.

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propertydata



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