

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

19 Reef Street, Maldon Vic 3463

Indicative selling price

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

Range between \$100,000

&

\$110,000

Median sale price

Median price \$405,500

House

X

Unit

Suburb or locality

Maldon

Period - From 01/10/2016

to

30/09/2017

Source REIV

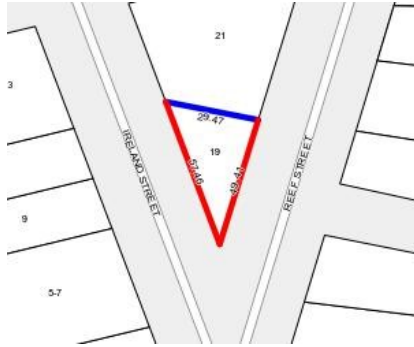
Comparable property sales (*Delete A or B below as applicable)

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	6a High St MALDON 3463	\$129,000	18/10/2017
2	18 Lowther St MALDON 3463	\$115,000	07/12/2016
3	41 Church St MALDON 3463	\$110,000	17/10/2016

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.



Rooms:
Property Type: Land
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price
 \$100,000 - \$110,000
Median House Price
 Year ending September 2017: \$405,500

Comparable Properties



6a High St MALDON 3463 (REI)

Agent Comments



Price: \$129,000
Method: Private Sale
Date: 18/10/2017
Rooms: -
Property Type: Land
Land Size: 506 sqm approx



18 Lowther St MALDON 3463 (REI/VG)

Agent Comments



Price: \$115,000
Method: Private Sale
Date: 07/12/2016
Rooms: -
Property Type: Land
Land Size: 2100 sqm approx



41 Church St MALDON 3463 (REI/VG)

Agent Comments



Price: \$110,000
Method: Private Sale
Date: 17/10/2016
Rooms: -
Property Type: Land
Land Size: 1000 sqm approx