

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

4 Johns Road, Maldon Vic 3463

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$829,000

Property Type House

Suburb Maldon

Period - From 31/01/2022

to 30/01/2023

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	6 Gray St MALDON 3463	\$791,000	02/09/2021
2	11 Ireland St MALDON 3463	\$756,000	05/04/2022
3	21 Chapel St MALDON 3463	\$755,000	10/08/2021

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:

31/01/2023 14:45



3 1 2

Property Type: House
Land Size: 908 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
31/01/2022 - 30/01/2023: \$829,000

Comparable Properties



6 Gray St MALDON 3463 (REI/VG)

Agent Comments

3 1 1

Price: \$791,000
Method: Private Sale
Date: 02/09/2021
Property Type: House
Land Size: 1049 sqm approx



11 Ireland St MALDON 3463 (REI/VG)

Agent Comments

3 1 2

Price: \$756,000
Method: Private Sale
Date: 05/04/2022
Property Type: House
Land Size: 1010 sqm approx



21 Chapel St MALDON 3463 (REI/VG)

Agent Comments

3 1 2

Price: \$755,000
Method: Private Sale
Date: 10/08/2021
Property Type: House
Land Size: 1020 sqm approx

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