## 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 23 Preeces Lane, Maldon Vic 3463

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$875,000								
Median sale price									
Median price	\$755,000	Pro	operty Type Hou	ISE	Suburb	Maldon			
Period - From	01/07/2021	to	30/06/2022	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	30 Morris St MALDON 3463	\$880,555	07/04/2022
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:

22/08/2022 14:59









**Property Type:** Agent Comments Indicative Selling Price \$875,000 Median House Price Year ending June 2022: \$755,000

# **Comparable Properties**



30 Morris St MALDON 3463 (REI/VG)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

Price: \$880,555 Method: Private Sale Date: 07/04/2022 Property Type: House Land Size: 81407 sqm approx Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





five kilometres of the property for sale in the last eighteen months.

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