

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

23 Preeces Lane, Maldon Vic 3463

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$755,000

Property Type

House

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 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	30 Morris St MALDON 3463	\$880,555	07/04/2022
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:

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)

Agent Comments



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