

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

137 High Street, Maldon Vic 3463

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$340,000

Median sale price

Median price \$505,000

House

X

Unit

Suburb or locality Maldon

Period - From 01/04/2019

to

30/06/2019

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	5 Reef St MALDON 3463	\$390,000	27/07/2019
2	32 Adair St MALDON 3463	\$389,000	02/04/2018
3	19 Adair St MALDON 3463	\$337,000	28/06/2019

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.



2 1 2

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



5 Reef St MALDON 3463 (REI/VG)

Agent Comments

3 1 2

Price: \$390,000

Method: Private Sale

Date: 27/07/2019

Rooms: 4

Property Type: House

Land Size: 500 sqm approx



32 Adair St MALDON 3463 (VG)

Agent Comments

2 - -

Price: \$389,000

Method: Sale

Date: 02/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 1796 sqm approx



19 Adair St MALDON 3463 (REI)

Agent Comments

3 1 2

Price: \$337,000

Method: Private Sale

Date: 28/06/2019

Rooms: 4

Property Type: House

Land Size: 1065 sqm approx