

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

17 Lowther Street West, Maldon Vic 3463

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$532,500

Property Type House

Suburb Maldon

Period - From 01/10/2019

to 31/12/2019

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	407 Bridgewater Maldon Rd TARRENGOWER 3463	\$580,000	03/06/2019
2	227 Bells Reef Rd MALDON 3463	\$510,000	29/08/2018
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.~~

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17 Lowther Street West, Maldon Vic 3463

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Indicative Selling Price
\$595,000

Median House Price
December quarter 2019: \$532,500



2 1 2+

Property Type: House (Res)
Land Size: 12,000 sqm approx

Agent Comments

Fully Fenced, Dam, Private Native Gardens & Sculptures, Garage, Water Tanks

Comparable Properties

407 Bridgewater Maldon Rd TARRENGOWER 3463 (VG) **Agent Comments**

3 - -

Price: \$580,000
Method: Sale
Date: 03/06/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx



227 Bells Reef Rd MALDON 3463 (REI/VG) **Agent Comments**

2 1 6

Price: \$510,000
Method: Private Sale
Date: 29/08/2018
Rooms: 3
Property Type: House
Land Size: 4046 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.