

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 Parkins Reef Road, Maldon Vic 3463

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Maldon

Period - From

01/07/2022

to

30/06/2023

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	161 High St MALDON 3463	\$585,000	10/01/2023
2	84 High St MALDON 3463	\$580,000	08/03/2023
3	25 Reef St MALDON 3463	\$515,000	08/02/2023

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:

28/09/2023 16:49



2 bedrooms - 1 bathroom

Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price

\$495,000

Median House Price

Year ending June 2023: \$770,000

Comparable Properties



161 High St MALDON 3463 (REI)

Agent Comments

3 bedrooms - 1 bathroom - 2 cars

Price: \$585,000

Method: Private Sale

Date: 10/01/2023

Property Type: House

Land Size: 752 sqm approx



84 High St MALDON 3463 (REI)

Agent Comments

3 bedrooms - 1 bathroom - 2 cars

Price: \$580,000

Method: Private Sale

Date: 08/03/2023

Property Type: House

Land Size: 1386 sqm approx

25 Reef St MALDON 3463 (VG)

Agent Comments

2 bedrooms - 1 bathroom - 1 car

Price: \$515,000

Method: Sale

Date: 08/02/2023

Property Type: House (Res)

Land Size: 1012 sqm approx