

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

37 Boundary Road, Maldon Vic 3463

Indicative selling price

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

Single price \$455,000

Median sale price

Median price \$740,000

Property Type House

Suburb Maldon

Period - From 01/10/2023

to 30/09/2024

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	92 High St MALDON 3463	\$460,000	14/11/2024
2	3 Parkins Reef Rd MALDON 3463	\$480,000	24/04/2024
3	4 Parkins Reef Rd MALDON 3463	\$475,000	11/01/2024

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:

02/12/2024 09:25



3 1 2

Property Type: House
Land Size: 808 sqm approx
 Agent Comments

Indicative Selling Price
 \$455,000
Median House Price
 Year ending September 2024: \$740,000

Comparable Properties



92 High St MALDON 3463 (REI)

Agent Comments

2 2 5

Price: \$460,000
Method: Private Sale
Date: 14/11/2024
Property Type: House
Land Size: 1000 sqm approx



3 Parkins Reef Rd MALDON 3463 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000
Method: Private Sale
Date: 24/04/2024
Property Type: House (Res)
Land Size: 807 sqm approx



4 Parkins Reef Rd MALDON 3463 (REI/VG)

Agent Comments

2 1 2

Price: \$475,000
Method: Private Sale
Date: 11/01/2024
Property Type: House
Land Size: 1012 sqm approx