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	37 Boundary Road, Maldon Vic 3463
Including suburb or	
locality and postcode	

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	Pro	perty 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









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)

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Agent Comments

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)

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Agent Comments

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)

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

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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