

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$495,000

### Median sale price

Median price

\$737,500

Property Type

House

Suburb

Maldon

Period - From

19/02/2023

to

18/02/2024

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.

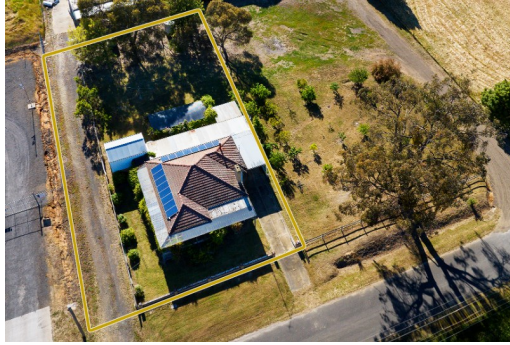
	Address of comparable property	Price	Date of sale
1	275 Sandy Creek Rd MALDON 3463	\$525,000	11/10/2023
2	4 Parkins Reef Rd MALDON 3463	\$475,000	11/01/2024
3	12 Reef St MALDON 3463	\$465,000	09/11/2022

**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:

19/02/2024 10:49



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**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4800 sqm approx

Agent Comments

**Indicative Selling Price**

\$495,000

**Median House Price**

19/02/2023 - 18/02/2024: \$737,500

## Comparable Properties



**275 Sandy Creek Rd MALDON 3463 (REI/VG)**

Agent Comments

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**Price:** \$525,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** House

**Land Size:** 4319 sqm approx



**4 Parkins Reef Rd MALDON 3463 (REI)**

Agent Comments

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**Price:** \$475,000

**Method:** Private Sale

**Date:** 11/01/2024

**Property Type:** House

**Land Size:** 1012 sqm approx



**12 Reef St MALDON 3463 (REI/VG)**

Agent Comments

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**Price:** \$465,000

**Method:** Private Sale

**Date:** 09/11/2022

**Property Type:** House

**Land Size:** 562 sqm approx