

# 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

2 Mcfarlane Street, Maldon Vic 3463

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$729,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Maldon

Period - From 14/02/2024

to 13/02/2025

Source Property Data

### 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 | 10 Adair St MALDON 3463        | \$690,000 | 30/01/2025   |
| 2 | 38 Franklin St MALDON 3463     | \$685,000 | 19/07/2024   |
| 3 | 20 Adair St MALDON 3463        | \$740,000 | 15/03/2024   |

**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:

14/02/2025 12:28



2   1   2

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 2000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$729,000  
**Median House Price**  
 14/02/2024 - 13/02/2025: \$740,000

## Comparable Properties



**10 Adair St MALDON 3463 (REI)**

Agent Comments

3   1   3

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 30/01/2025  
**Property Type:** House  
**Land Size:** 997 sqm approx



**38 Franklin St MALDON 3463 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 19/07/2024  
**Property Type:** House  
**Land Size:** 900 sqm approx



**20 Adair St MALDON 3463 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** House  
**Land Size:** 598 sqm approx