Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	14 Morris Street, 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 \$720,000

Median sale price

Median price \$740,000	Property Type House	Su	burb Maldon
Period - From 01/10/2023	to 30/09/2024	SourceRE	IV

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	30 Adair St MALDON 3463	\$675,000	07/10/2024
2	38 Franklin St MALDON 3463	\$685,000	19/07/2024
3	3 Harker St MALDON 3463	\$685,000	22/04/2024

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:	05/11/2024 16:20













Rooms: 5

Property Type: House (Res) Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price \$720,000 Median House Price Year ending September 2024: \$740,000

Comparable Properties



30 Adair St MALDON 3463 (REI)

= 3





Price: \$675,000 Method: Private Sale Date: 07/10/2024 Property Type: House Land Size: 1012 sqm approx **Agent Comments**



38 Franklin St MALDON 3463 (REI/VG)

3







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



3 Harker St MALDON 3463 (REI/VG)





Price: \$685,000 Method: Private Sale Date: 22/04/2024 **Property Type:** House

Land Size: 796 sqm approx

Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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