

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

14 Morris Street, Maldon Vic 3463

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

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	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



3 1 6

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)

[Agent Comments](#)

3 1 1

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



3 Harker St MALDON 3463 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$685,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 796 sqm approx

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