

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

8 Parker Street, Maldon Vic 3463

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$895,000

&

\$945,000

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 eighteen 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 Church St MALDON 3463 | \$850,000 | 14/03/2024 |
| 2 | | | |
| 3 | | | |

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 eighteen months.

This Statement of Information was prepared on:

20/11/2024 09:57



2 2 2

Property Type: House
Land Size: 1015 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$945,000
Median House Price
Year ending September 2024: \$740,000

Comparable Properties



10 Church St MALDON 3463 (REI/VG)

Agent Comments

3 2 4

Price: \$850,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 1011 sqm approx

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 eighteen months.