# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb or locality and postcode

Address 517 Maldon-newstead Road, Welshmans Reef Vic 3462

#### Indicative selling price

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Single price \$95,000

#### Median sale price\*

Median price	Pro	operty Type		Suburb	Welshmans Reef
Period - From	to		Sourc	ce	

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	Part of/533 Maldon Newstead Rd WELSHMANS REEF 3462	\$120,000	19/04/2024
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:

04/12/2024 13:03

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Vacant Land -Farm Zone Land Size: 4021 sqm approx Agent Comments Indicative Selling Price \$95,000 No median price available

# **Comparable Properties**



Part of/533 Maldon Newstead Rd WELSHMANS REEF Agent Comments 3462 (REI) Price: \$120,000 Method: Private Sale

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.

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

Date: 19/04/2024 Property Type: Land Land Size: 4047 sqm approx



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