

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

16 Hornsby Street, Maldon Vic 3463

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$740,000

Property Type House

Suburb Maldon

Period - From 05/09/2023

to 04/09/2024

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 | 58 Church St MALDON 3463 | \$1,230,000 | 13/04/2024 |
| 2 | 14 Church St MALDON 3463 | \$1,080,000 | 17/03/2024 |
| 3 | 2 Stump St MALDON 3463 | \$1,040,000 | 27/09/2023 |

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:

05/09/2024 11:05



 4  1  0

Rooms: 6
Property Type: House
Land Size: 2605 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,150,000

Median House Price
05/09/2023 - 04/09/2024: \$740,000

Comparable Properties



58 Church St MALDON 3463 (REI)

[Agent Comments](#)

 3  2  4

Price: \$1,230,000
Method: Private Sale
Date: 13/04/2024
Property Type: House
Land Size: 3783 sqm approx



14 Church St MALDON 3463 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,080,000
Method: Private Sale
Date: 17/03/2024
Property Type: House
Land Size: 1034 sqm approx



2 Stump St MALDON 3463 (REI/VG)

[Agent Comments](#)

 4  2  3

Price: \$1,040,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 4479 sqm approx