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

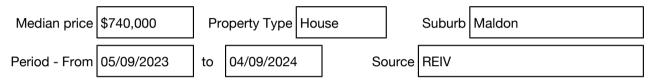
16 Hornsby Street, Maldon Vic 3463

Indicative selling price

For the meaning of this	price see co	onsumer.vic.gov.au/i	underquoting

Single price \$1,150,000

Median sale price



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









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) 3 4 4	Agent Comments
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
Price: \$1,080,000	
Method: Private Sale	
Land Size: 1034 sqm approx	
2 Stump St MALDON 3463 (REI/VG)	Agent Comments
i 🚝 4 i 🚛 2 i 🛱 3	
Price: \$1.040.000	
Method: Private Sale	
	$\begin{array}{c} \blacksquare 3 & \blacksquare 2 & \blacksquare 4 \\ \end{array}$ Price: \$1,230,000 Method: Private Sale Date: 13/04/2024 Property Type: House Land Size: 3783 sqm approx $\begin{array}{c} \blacksquare 3 & \blacksquare 2 & \blacksquare 2 \\ \blacksquare & 1,080,000 \\ \end{array}$ Method: Private Sale Date: 17/03/2024 Property Type: House Land Size: 1034 sqm approx $\begin{array}{c} \blacksquare & \blacksquare & \blacksquare & 2 \\ \blacksquare & \blacksquare & \blacksquare & 1 \\ \blacksquare & \blacksquare & \blacksquare & 2 \\ \end{array}$

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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