Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

62 Hornsby Street, Maldon Vic 3463

Indicative selling price

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

Single price \$1,185,000

Median sale price

Median price	\$740,000	Pro	perty Type	House		Suburb	Maldon
Period - From	14/03/2024	to	13/03/2025		Source	Property	y Data

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 Ireland St MALDON 3463	\$1,095,000	25/09/2023

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:	14/03/2025 13:12













Property Type: House (Res) **Land Size:** 2100 sqm approx

Agent Comments

Indicative Selling Price \$1,185,000 Median House Price 14/03/2024 - 13/03/2025: \$740,000

Comparable Properties



58 Church St MALDON 3463 (REI/VG)

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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)

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Agent Comments

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



2 Ireland St MALDON 3463 (REI/VG)

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Agent Comments

Price: \$1,095,000 Method: Private Sale Date: 25/09/2023 Property Type: House Land Size: 865 sqm approx

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





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