

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

7 Newstead Road, Maldon Vic 3463

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$439,000

**Median sale price**

Median price \$522,500 House  Unit  Suburb or locality Maldon  
 Period - From 01/07/2018 to 30/09/2018 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 20 Templeton St MALDON 3463	\$489,000	19/10/2018
2 9 Hornsby St MALDON 3463	\$420,000	25/05/2018
3 23 Templeton St MALDON 3463	\$417,000	02/10/2018

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.~~



2   1   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1250 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$439,000  
**Median House Price**  
September quarter 2018: \$522,500

## Comparable Properties



**20 Templeton St MALDON 3463 (REI)**

**Agent Comments**

2   1   3

**Price:** \$489,000  
**Method:** Private Sale  
**Date:** 19/10/2018  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 2000 sqm approx



**9 Hornsby St MALDON 3463 (REI/VG)**

**Agent Comments**

3   1   6

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 25/05/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1650 sqm approx



**23 Templeton St MALDON 3463 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$417,000  
**Method:** Private Sale  
**Date:** 02/10/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 790 sqm approx