

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

10A Stump Street, Maldon Vic 3463

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$765,000

Property Type House

Suburb Maldon

Period - From 01/04/2021

to 30/06/2021

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 High St MALDON 3463	\$1,550,000	12/07/2021
2	3 Mill St MALDON 3463	\$1,135,000	09/04/2021
3	5 Newstead Rd MALDON 3463	\$1,000,000	18/05/2021

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:

03/09/2021 15:35



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
June quarter 2021: \$765,000

Comparable Properties



58 High St MALDON 3463 (REI)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 12/07/2021
Property Type: House
Land Size: 2877 sqm approx



3 Mill St MALDON 3463 (REI/VG)

Agent Comments



Price: \$1,135,000
Method: Private Sale
Date: 09/04/2021
Property Type: House
Land Size: 1654 sqm approx



5 Newstead Rd MALDON 3463 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 18/05/2021
Property Type: House
Land Size: 1966 sqm approx

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