

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

49 High Street, Maldon Vic 3463

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$622,500

Property Type House

Suburb Maldon

Period - From 29/09/2020

to

28/09/2021

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	67-69 High St MALDON 3463	\$755,000	14/09/2021
2	4 Tobin St MALDON 3463	\$698,000	01/10/2020
3	22 High St MALDON 3463	\$510,000	03/08/2021

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:

29/09/2021 12:49



Property Type: Retail (Com)

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median House Price

29/09/2020 - 28/09/2021: \$622,500

Comparable Properties



67-69 High St MALDON 3463 (REI)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 14/09/2021

Property Type: House

Land Size: 172 sqm approx



4 Tobin St MALDON 3463 (REI/VG)

Agent Comments



Price: \$698,000

Method: Private Sale

Date: 01/10/2020

Property Type: House

Land Size: 115 sqm approx



22 High St MALDON 3463 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 03/08/2021

Property Type: Retail (Com)

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377