

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	15 Lowther St MALDON 3463	\$650,000	18/08/2019
2	11 Phoenix St MALDON 3463	\$600,000	25/03/2019
3	15 Polsue St MALDON 3463	\$585,000	04/05/2019

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:



Property Type: house

Agent Comments

Indicative Selling Price

\$595,000 - \$620,000

Median House Price

Year ending September 2019: \$490,000

Comparable Properties



15 Lowther St MALDON 3463 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 18/08/2019

Rooms: 5

Property Type: House

Land Size: 1331 sqm approx



11 Phoenix St MALDON 3463 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 25/03/2019

Property Type: House

Land Size: 1821 sqm approx



15 Polsue St MALDON 3463 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 04/05/2019

Rooms: 5

Property Type: House

Land Size: 1437 sqm approx