Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 36 Parkins Reef Road, Maldon Vic 3463

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$595,000		&		\$620,000			
Median sale p	rice							
Median price	\$490,000	Pro	operty Type	Hou	ISE		Suburb	Maldon
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress 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:

14/11/2019 12:07





Kate Graham



Property Type: house Agent Comments 03 5472 1155 0466 643 065 kategraham@jelliscraig.com.au

Indicative Selling Price \$595,000 - \$620,000 Median House Price Year ending September 2019: \$490,000

Comparable Properties



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15 Lowther St MALDON 3463 (REI) 3
2
4

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

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)



Price: \$585,000 Method: Private Sale Date: 04/05/2019 Rooms: 5 Property Type: House Land Size: 1437 sqm approx Agent Comments

Account - Jellis Craig | P: 0354721155 | F: 0354723087



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.