

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9 Vincents Road, Maldon Vic 3463

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$520,000

Property Type House

Suburb Maldon

Period - From 01/07/2018

to 30/06/2019

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	86 South German Rd MALDON 3463	\$685,000	06/02/2019
2	79 Church St MALDON 3463	\$660,000	01/12/2018
3	15 Lowther St MALDON 3463	\$650,000	18/08/2019

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:

16/09/2019



3 1 5

Property Type: House
Land Size: 1140 sqm approx
Agent Comments

Indicative Selling Price
\$685,000
Median House Price
Year ending June 2019: \$520,000

Comparable Properties



86 South German Rd MALDON 3463 (REI/VG) **Agent Comments**

3 2 2

Price: \$685,000
Method: Private Sale
Date: 06/02/2019
Rooms: 5
Property Type: House
Land Size: 2263 sqm approx



79 Church St MALDON 3463 (REI/VG) **Agent Comments**

3 1 2

Price: \$660,000
Method: Private Sale
Date: 01/12/2018
Property Type: House
Land Size: 4112 sqm approx



15 Lowther St MALDON 3463 (REI) **Agent Comments**

3 2 4

Price: \$650,000
Method: Private Sale
Date: 18/08/2019
Rooms: 5
Property Type: House
Land Size: 1331 sqm approx