

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

4 Johns Road, Maldon Vic 3463

Indicative selling price

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

Single price \$830,000

Median sale price

Median price \$755,000

Property Type House

Suburb Maldon

Period - From 01/04/2021

to 31/03/2022

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	5 Johns Rd MALDON 3463	\$875,000	13/04/2021
2	23 Templeton St MALDON 3463	\$829,000	18/02/2022
3	12 Ireland St MALDON 3463	\$820,000	20/04/2021

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:

14/07/2022 16:29



3 1 2

Rooms: 6
Property Type: House
Land Size: 908 sqm approx
Agent Comments

Indicative Selling Price
 \$830,000
Median House Price
 Year ending March 2022: \$755,000

Comparable Properties



5 Johns Rd MALDON 3463 (REI/VG)

Agent Comments

3 2 2

Price: \$875,000
Method: Private Sale
Date: 13/04/2021
Property Type: House
Land Size: 1180 sqm approx



23 Templeton St MALDON 3463 (REI/VG)

Agent Comments

3 1 4

Price: \$829,000
Method: Private Sale
Date: 18/02/2022
Property Type: House
Land Size: 834 sqm approx



12 Ireland St MALDON 3463 (REI/VG)

Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 20/04/2021
Property Type: House
Land Size: 1104 sqm approx

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