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<br>Including suburb or locality and postcode | 57 Templeton Street, Maldon Vic 3463 |

## Indicative selling price

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

Single price $649,000

## Median sale price

Median price $740,000 Property Type House Suburb Maldon

Period - From 01/10/2023 to 30/09/2024 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 eighteen 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 | 30 Adair St MALDON 3463 | $675,000 | 07/10/2024 |
| 2 | 56 Adair St MALDON 3463 | $650,000 | 13/02/2024 |
| 3 | | | |

**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 eighteen months.

This Statement of Information was prepared on: 08/01/2025 22:43

# 57 Templeton Street, Maldon Vic 3463

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3 1 3

**Property Type:** House
**Land Size:** 1019 sqm approx

Agent Comments

**Indicative Selling Price**
$649,000
**Median House Price**
Year ending September 2024: $740,000

## Comparable Properties



**30 Adair St MALDON 3463 (REI/VG)**

3 1 1

**Price:** $675,000
**Method:** Private Sale
**Date:** 07/10/2024
**Property Type:** House
**Land Size:** 1012 sqm approx

Agent Comments



**56 Adair St MALDON 3463 (VG)**

3 - -

**Price:** $650,000
**Method:** Sale
**Date:** 13/02/2024
**Property Type:** House (Res)
**Land Size:** 1019 sqm approx

Agent Comments

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 eighteen months.



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