

# 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

28 Newstead Road MALDON VIC 3463

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$  or range between \$380,000 & \$390,000

### Median sale price

Median price \$372,950 \*House  Unit  Suburb or locality MALDON

Period - From Nov 2016 to Oct 2017 Source PRICEFINDER

### 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 59 Templeton Street Maldon	\$390,000	18/08/2017
2 71 High Street Maldon	\$373,400	12/01/2017
3 80 High Street Maldon	\$425,000	24/10/2017