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 340 Olympic Parade, Maiden Gully Vic 3551

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|--------------|
| Range betweer | \$580,000 | | & | | \$620,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$630,000 | Pro | operty Type | Hou | ISE | | Suburb | Maiden Gully |
| Period - From | 01/04/2020 | to | 30/06/2020 | | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 7 Schumakers La MAIDEN GULLY 3551 | \$665,000 | 04/09/2020 |
| 2 | 640 Calder Hwy MAIDEN GULLY 3551 | \$650,000 | 12/03/2020 |
| 3 | 62 Pioneer Dr MAIDEN GULLY 3551 | \$615,000 | 30/09/2019 |

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:

29/09/2020 11:51



340 Olympic Parade, Maiden Gully Vic 3551



Jaylee Dixon 0490035610 office@stepupproperty.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 5000 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$620,000 Median House Price June quarter 2020: \$630,000

Comparable Properties



7 Schumakers La MAIDEN GULLY 3551 (REI) Agent Comments



Price: \$665,000 Method: Private Sale Date: 04/09/2020 Rooms: 6 Property Type: House Land Size: 4047 sqm approx

Agent Comments



Price: \$650,000 Method: Sale Date: 12/03/2020 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 5720 sqm approx

640 Calder Hwy MAIDEN GULLY 3551 (VG)



62 Pioneer Dr MAIDEN GULLY 3551 (REI/VG) Agent Comments



Price: \$615,000 Method: Private Sale Date: 30/09/2019 Rooms: 6 Property Type: House Land Size: 2000 sqm approx

Account - Step Up Property



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.