

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	4 Anteah Rd MAIDEN GULLY 3551	\$642,500	07/10/2020
2	13 Eden Way MAIDEN GULLY 3551	\$630,000	07/09/2020
3	37 Sanctuary Blvd MAIDEN GULLY 3551	\$625,000	11/10/2021

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:



Property Type: Land
Land Size: 555 sqm approx
Agent Comments

Indicative Selling Price
\$625,000 - \$665,000
Median House Price
04/01/2021 - 03/01/2022: \$730,000

Comparable Properties



4 Anteah Rd MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$642,500
Method: Sale
Date: 07/10/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 899 sqm approx



13 Eden Way MAIDEN GULLY 3551 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 07/09/2020
Property Type: House
Land Size: 680 sqm approx



37 Sanctuary Blvd MAIDEN GULLY 3551 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 11/10/2021
Property Type: House
Land Size: 625 sqm approx

Account - Step Up Property