## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	5 Cabernet Drive, Maiden Gully Vic 3551
Including suburb or	·
locality and postcode	

### Indicative selling price

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

### Median sale price

Median price	\$730,000	Pro	perty Type	House		Suburb	Maiden Gully
Period - From	04/01/2021	to	03/01/2022		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

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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	04/01/2022 18:59





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





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

# Comparable Properties



4 Anteah Rd MAIDEN GULLY 3551 (VG)





Price: \$642,500 Method: Sale Date: 07/10/2020

Property Type: House (Previously Occupied -

Detached)

Land Size: 899 sqm approx

**Agent Comments** 



13 Eden Way MAIDEN GULLY 3551 (REI/VG)





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

Agent Comments



37 Sanctuary Blvd MAIDEN GULLY 3551 (REI)





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

Account - Step Up Property





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