

## 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 and  
postcode

103 ALBERT STREET MAIDEN GULLY VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$485,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Land

Suburb

Maiden Gully

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

### 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

16A YVONNE COURT MAIDEN GULLY VIC 3551	\$405,000	17-Nov-21
60-66 EMMETT STREET GOLDEN SQUARE VIC 3555	\$500,000	18-Feb-22
30A POULSTON STREET LONG GULLY VIC 3550	\$745,000	01-Apr-21

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: 17 August 2022

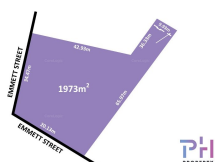


**16A YVONNE COURT MAIDEN  
GULLY VIC 3551**

 4  2  2

Sold Price **\$405,000** Sold Date **17-Nov-21**

Distance **4.1km**



**60-66 EMMETT STREET GOLDEN  
SQUARE VIC 3555**

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Sold Price **\$500,000** Sold Date **18-Feb-22**

Distance **2.68km**



**30A POULSTON STREET LONG  
GULLY VIC 3550**

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Sold Price **\$745,000** Sold Date **01-Apr-21**

Distance **2.53km**

RS = Recent sale UN = Undisclosed Sale

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