

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb or locality andpostcode	7 Kawana Drive, Maiden Gully Vic 3551

Indicative selling price

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

Single price \$460,000

Median sale price

Median price	\$475,000	Hou	ise X	Unit		Suburb or locality	Maiden Gully
Period - From	01/01/2018	to	31/12/2018		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 eighteen 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 6 Gondolier Tce GOLDEN SQUARE 3555 \$470,000 25/09/2018 2 30 Highland Way MAIDEN GULLY 3551 \$460,000 20/06/2018 3 5 Rathbones La MAIDEN GULLY 3551 \$460,000 31/08/2017

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 eighteen months.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: House Land Size: 1205 sqm approx

Agent Comments

Indicative Selling Price \$460,000 Median House Price

Year ending December 2018: \$475,000

Comparable Properties



6 Gondolier Tce GOLDEN SQUARE 3555 (VG)

4





Price: \$470,000 Method: Sale Date: 25/09/2018

Rooms: -

Property Type: House (Res) **Land Size:** 939 sqm approx



30 Highland Way MAIDEN GULLY 3551

(REI/VG)

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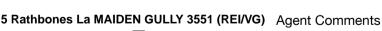






Price: \$460,000 Method: Private Sale Date: 20/06/2018 Rooms: 6

Property Type: House Land Size: 846 sqm approx





Price: \$460,000 **Method:** Private Sale **Date:** 31/08/2017

Rooms: 6

Property Type: House Land Size: 2000 sqm approx

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Agent Comments

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