

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

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**Property offered for sale**

14 Marcus Court, Maiden Gully Vic 3551

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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$480,000-\$520,000

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**Median sale price**

Median Price \$502,215 | House | Maiden Gully  
Period – From May 2016 to May 2017 Source – RPdata

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**Comparable property sales**

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
87 Monsants Road, Maiden Gully Vic 3551	\$515,000	28/09/2016
14 Meadows Way, Maiden Gully Vic 3551	\$473,000	14/02/2017
18 Kathleen Terrace, Maiden Gully Vic 3551	\$525,000	14/11/2016