

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 22 BEDARRA COURT, MAIDEN GULLY, VIC 3 😩 2 😂 2

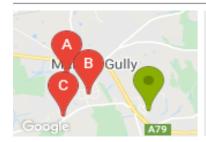
### **Indicative Selling Price**

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

Single Price: \$675,000

Provided by: Greg Heard, Heard & Co. Real Estate

### **MEDIAN SALE PRICE**



## **MAIDEN GULLY, VIC, 3551**

**Suburb Median Sale Price (House)** 

\$545,000

01 October 2019 to 30 September 2020

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



101 CAROLYN WAY, MAIDEN GULLY, VIC 3551 🕮 4 🕒 2 🚓 3







Sale Price

\$630,000

Sale Date: 25/05/2020

Distance from Property: 2.4km





53 HIGHLAND WAY, MAIDEN GULLY, VIC 3551 🕮 4 🕒 2







Sale Price

\$635,000

Sale Date: 05/11/2019

Distance from Property: 1.6km





83 MONSANTS RD, MAIDEN GULLY, VIC 3551 🗏 5







**Sale Price** 

\*\$635,000

Sale Date: 19/09/2020

Distance from Property: 2.3km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

	Address
Including	suburb and
	postcode

22 BEDARRA COURT, MAIDEN GULLY, VIC 3551

### Indicative selling price

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Single Price:	\$675,000

### Median sale price

Median price	\$545,000	Property type	House	Suburb	MAIDEN GULLY
Period	01 October 2019 to 30 2020	September	Source		pricefinder

#### Comparable property sales

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
101 CAROLYN WAY, MAIDEN GULLY, VIC 3551	\$630,000	25/05/2020
53 HIGHLAND WAY, MAIDEN GULLY, VIC 3551	\$635,000	05/11/2019
83 MONSANTS RD, MAIDEN GULLY, VIC 3551	*\$635,000	19/09/2020

This Statement of Information was prepared on:

01/11/2020

