

## 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 or  
locality and postcode

36 Highland Way, 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)

Single price \$429,000

**Median sale price**Median price \$475,000 House ☒ 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	10 Amanda Dr MAIDEN GULLY 3551	\$448,500	12/12/2017
2	25 Lower Beckhams Rd MAIDEN GULLY 3551	\$445,000	16/05/2018
3	5 Therese Way MAIDEN GULLY 3551	\$432,500	01/12/2017

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 741 sqm approx

Agent Comments

**Indicative Selling Price**

\$429,000

**Median House Price**

Year ending December 2018: \$475,000

## Comparable Properties



**10 Amanda Dr MAIDEN GULLY 3551 (VG)**

Agent Comments



**Price:** \$448,500

**Method:** Sale

**Date:** 12/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 747 sqm approx



**25 Lower Beckhams Rd MAIDEN GULLY 3551 (REI/VG)**

Agent Comments



**Price:** \$445,000

**Method:** Private Sale

**Date:** 16/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 908 sqm approx



**5 Therese Way MAIDEN GULLY 3551 (VG)**

Agent Comments



**Price:** \$432,500

**Method:** Sale

**Date:** 01/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 714 sqm approx