

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

Lot 67 Pippin Grove, Maiden Gully VIC 3551

Indicative selling price

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

Single Price \$195,000

Median sale price

Median Price

\$190,000

Property
Type

Land

Suburb

Maiden Gully

Period - From

Mar 2019

to

Feb 2020

Source

Corelogic

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

1	3 Eden Way, Maiden Gully VIC 3551	\$200,000	17/03/2020
2	15 Hermitage Rd, Maiden Gully VIC 3551	\$187,000	01/06/2020
3	13 Pippin Gr, Maiden Gully VIC 3551	\$185,000	05/03/2020

This statement of Information was prepared on:

29/06/2020