

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 32 Eden Way, Maiden Gully Vic 3551

Indicative selling price

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

Single price

\$159,500

Median sale price

Median price

\$165,000

Property Type

Vacant land

Suburb

Maiden Gully

Period - From

21/10/2018

to

20/10/2019

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 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	19 Eden Way MAIDEN GULLY 3551	\$166,000	11/04/2019
2	23 Eden Way MAIDEN GULLY 3551	\$165,000	14/03/2019
3	48 Eden Way MAIDEN GULLY 3551	\$152,500	06/05/2019

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 18 months.~~

This Statement of Information was prepared on:

21/10/2019 15:40



Property Type:
Agent Comments

Indicative Selling Price
\$159,500
Median Land Price
21/10/2018 - 20/10/2019: \$165,000

Comparable Properties

19 Eden Way MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$166,000
Method: Sale
Date: 11/04/2019
Property Type: Land
Land Size: 683 sqm approx

23 Eden Way MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$165,000
Method: Sale
Date: 14/03/2019
Property Type: Land
Land Size: 720 sqm approx

48 Eden Way MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$152,500
Method: Sale
Date: 06/05/2019
Property Type: Land
Land Size: 701 sqm approx