

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 and
postcode

2 DAWSON DRIVE MAIDEN GULLY VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$415,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Land

Suburb

Maiden Gully

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

LOT 10 PRATTYS CLOSE MAIDEN GULLY VIC 3551	-	-
LOT 12 PRATTYS CLOSE MAIDEN GULLY VIC 3551	-	-
48 WESTBURY BOULEVARD MAIDEN GULLY VIC 3551	\$385,000	25-Sep-23

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: 05 July 2024



LOT 10 PRATTYS CLOSE MAIDEN GULLY VIC 3551

4 2 2

Sold Price

- Sold Date

-

Distance

-



LOT 12 PRATTYS CLOSE MAIDEN GULLY VIC 3551

4 2 2

Sold Price

Sold Date

-

Distance

0.94km



48 WESTBURY BOULEVARD MAIDEN GULLY VIC 3551

4 2 -

Sold Price

\$385,000

Sold Date

25-Sep-23

Distance

2.3km

RS = Recent sale

UN = Undisclosed Sale

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