

# 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

34 Glenelg Drive, 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)

Range between \$595,000 & \$650,000

### Median sale price

Median price \$570,000 Property Type House Suburb Maiden Gully

Period - From 26/11/2019 to 25/11/2020 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	9a Glenelg Dr MAIDEN GULLY 3551	\$642,500	28/05/2020
2	62 Pioneer Dr MAIDEN GULLY 3551	\$615,000	30/09/2019
3	42 Glenelg Dr MAIDEN GULLY 3551	\$611,000	09/10/2020

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:

26/11/2020 14:36



**Property Type:** Land  
**Land Size:** 1960 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$650,000  
**Median House Price**  
26/11/2019 - 25/11/2020: \$570,000

## Comparable Properties



**9a Glenelg Dr MAIDEN GULLY 3551 (REI/VG)** **Agent Comments**



**Price:** \$642,500  
**Method:** Private Sale  
**Date:** 28/05/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2025 sqm approx



**62 Pioneer Dr MAIDEN GULLY 3551 (REI/VG)** **Agent Comments**



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 30/09/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2000 sqm approx



**42 Glenelg Dr MAIDEN GULLY 3551 (REI)** **Agent Comments**



**Price:** \$611,000  
**Method:** Private Sale  
**Date:** 09/10/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1142 sqm approx