Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 34 Glenelg Drive, Maiden Gully Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$595,000		&		\$650,000			
Median sale price								
Median price	\$570,000	Pro	Property Type Hous		se		Suburb	Maiden Gully
Period - From	26/11/2019	to	25/11/2020		So	urce	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.

Ade	dress 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



34 Glenelg Drive, Maiden Gully Vic 3551







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) Image: 1 1 Image: 2 Image: 4 Price: \$642,500 Method: Private Sale Date: 28/05/2020 Rooms: 6 Property Type: House Land Size: 2025 sqm approx	Agent Comments
62 Pioneer Dr MAIDEN GULLY 3551 (REI/VG) 4 2 64 Price: \$615,000 Method: Private Sale Date: 30/09/2019 Rooms: 6 Property Type: House Land Size: 2000 sqm approx	Agent Comments
42 Glenelg Dr MAIDEN GULLY 3551 (REI) 4 2 2 2 2 Price: \$611,000 Method: Private Sale Date: 09/10/2020 Rooms: 6 Property Type: House Land Size: 1142 sqm approx	Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.