

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

108 Carolyn Way 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

\$479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

*House

X

*Unit

Suburb

Maiden Gully

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Damien Court Maiden Gully VIC 3551	\$475,000	23-Jul-18
20 Smiths Road Maiden Gully VIC 3551	\$462,500	11-Jul-18
76 Pioneer Drive Maiden Gully VIC 3551	\$475,000	27-Jul-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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1 Damien Court Maiden Gully VIC 3551

 4
  2
  2

Sold Price

\$475,000

Sold Date

23-Jul-18

Distance

1.34km


20 Smiths Road Maiden Gully VIC 3551

 4
  2
  2

Sold Price

\$462,500

Sold Date

11-Jul-18

Distance

1.41km


76 Pioneer Drive Maiden Gully VIC 3551

 3
  2
  2

Sold Price

\$475,000

Sold Date

27-Jul-18

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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