Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode 9 SANCTUARY BOULEVARD MAIDEN GULLY VIC 3551	nd 9 SANCT	EVARD 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	\$305,000	or range between	&	
Single Price	\$305,000		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$800,000	Prop	perty type House		se	Suburb	Maiden Gully
Period-from	01 Sep 2023	to	31 Aug 2	024	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
8 PRATTYS WAY MAIDEN GULLY VIC 3551	\$390,000	06-Dec-23
2/51A MONSANTS ROAD MAIDEN GULLY VIC 3551	\$436,000	10-May-24
41 LYNDAM AVENUE MAIDEN GULLY VIC 3551	\$440,000	31-Jul-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: 24 September 2024



UKE GOGGIN REAL ESTATE

Brooke Browning

M 0418 371 837

E brooke@goggin.com_au



8 PRATTYS WAY MAIDEN GULLY VIC 3551

\$ 2

2

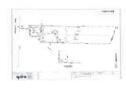
昌 4

Sold Price

\$390,000 Sold Date 06-Dec-23

Distance

0.12km



2/51A MONSANTS ROAD MAIDEN Sold Price **GULLY VIC 3551**

\$436,000 Sold Date 10-May-24

Distance

0.46km



41 LYNDAM AVENUE MAIDEN

Sold Price

\$440,000 Sold Date

31-Jul-23

Distance

0.68km

GULLY VIC 3551

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied