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

11 Janelle Drive, Maiden Gully Vic 3551

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$575,000		&		\$585,000			
Median sale p	rice							
Median price	\$500,000	Pro	operty Type	Hou	se		Suburb	Maiden Gully
Period - From	11/11/2018	to	10/11/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	20 Pioneer Dr MAIDEN GULLY 3551	\$600,000	20/11/2018
2	70 Pioneer Dr MAIDEN GULLY 3551	\$578,000	10/10/2018
3	82 Monsants Rd MAIDEN GULLY 3551	\$570,000	20/09/2019

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:

11/11/2019 11:50









Property Type: Land **Land Size:** 1553 sqm approx Agent Comments Indicative Selling Price \$575,000 - \$585,000 Median House Price 11/11/2018 - 10/11/2019: \$500,000

Comparable Properties



20 Pioneer Dr MAIDEN GULLY 3551 (VG)



Price: \$600,000 Method: Sale Date: 20/11/2018 Property Type: House (Res) Land Size: 2366 sqm approx

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

Agent Comments



Price: \$578,000 Method: Private Sale Date: 10/10/2018 Property Type: House Land Size: 2003 sqm approx

82 Monsants Rd MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$570,000 Method: Sale Date: 20/09/2019 Property Type: House (Res) Land Size: 1508 sqm approx

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.