

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 consumer.vic.gov.au/underquoting

Range between \$575,000 & \$585,000

Median sale price

Median price \$500,000 Property Type House Suburb Maiden Gully

Period - From 11/11/2018 to 10/11/2019 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	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)

Agent Comments



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



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