

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

9a Glenelg Drive, Maiden Gully Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$635,000 & \$665,000

Median sale price

Median price \$512,500 Property Type House Suburb Maiden Gully

Period - From 01/04/2019 to 31/03/2020 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 | 121 Pioneer Dr MAIDEN GULLY 3551 | \$720,000 | 20/02/2019 |
| 2 | 5 Fellows PI MAIDEN GULLY 3551 | \$676,000 | 25/02/2019 |
| 3 | 14 Edmarna Way MAIDEN GULLY 3551 | \$645,000 | 22/05/2019 |

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.~~

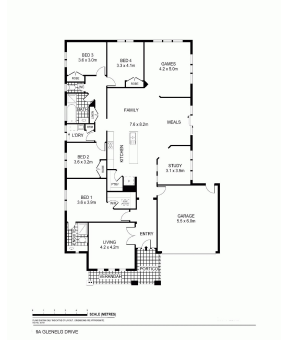
This Statement of Information was prepared on:

08/05/2020 08:28

9a Glenelg Drive, Maiden Gully Vic 3551



Marc Cox CAR (REIV)
0419 915 273
marc@dck.com.au



4 2 2

Property Type: House
Land Size: 2012 sqm approx
Agent Comments

Indicative Selling Price
\$635,000 - \$665,000
Median House Price
Year ending March 2020: \$512,500

Comparable Properties



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

4 2 2

Price: \$720,000
Method: Private Sale
Date: 20/02/2019
Rooms: 6
Property Type: House
Land Size: 2030 sqm approx



5 Fellows PI MAIDEN GULLY 3551 (REI/VG) **Agent Comments**

5 2 2

Price: \$676,000
Method: Private Sale
Date: 25/02/2019
Rooms: 7
Property Type: House
Land Size: 1000 sqm approx



14 Edmarna Way MAIDEN GULLY 3551 (VG) **Agent Comments**

4 - -

Price: \$645,000
Method: Sale
Date: 22/05/2019
Property Type: House (Res)
Land Size: 1505 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.