

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

72 Monsants Road, Maiden Gully Vic 3551

Indicative selling price

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

Range between

\$849,000

&

\$869,000

Median sale price

Median price

\$803,000

Property Type

House

Suburb

Maiden Gully

Period - From

01/07/2022

to

30/09/2022

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	33 Futura Av GOLDEN SQUARE 3555	\$910,000	17/06/2022
2	15 Arlington Ct MAIDEN GULLY 3551	\$905,000	23/09/2021
3	8a Settlers PI MAIDEN GULLY 3551	\$880,000	01/02/2022

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:

10/11/2022 12:24



4 2 4

Property Type: House (Res)
Land Size: 1500 sqm approx
Agent Comments

Indicative Selling Price
\$849,000 - \$869,000
Median House Price
September quarter 2022: \$803,000

Comparable Properties



33 Futura Av GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

4 2 2

Price: \$910,000
Method: Private Sale
Date: 17/06/2022
Property Type: House
Land Size: 1282 sqm approx



15 Arlington Ct MAIDEN GULLY 3551 (REI/VG) **Agent Comments**

4 2 4

Price: \$905,000
Method: Private Sale
Date: 23/09/2021
Property Type: House
Land Size: 1354 sqm approx



8a Settlers PI MAIDEN GULLY 3551 (REI/VG) **Agent Comments**

4 2 2

Price: \$880,000
Method: Private Sale
Date: 01/02/2022
Property Type: House
Land Size: 1597 sqm approx

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