

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 and
postcode

66A MONSANTS ROAD 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Other

Suburb

Maiden Gully

Period-from

01 Sep 2022

to

31 Aug 2023

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

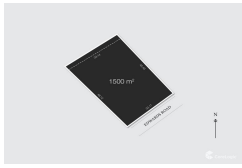
Date of sale

132 EDWARDS ROAD MAIDEN GULLY VIC 3551	\$493,750	04-Nov-22
130 EDWARDS ROAD MAIDEN GULLY VIC 3551	\$465,000	14-Apr-23
41 LINDAM AVENUE MAIDEN GULLY VIC 3551	\$440,000	30-Aug-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: 07 September 2023



132 EDWARDS ROAD MAIDEN GULLY VIC 3551

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Sold Price **\$493,750** Sold Date **04-Nov-22**

Distance **0.57km**



130 EDWARDS ROAD MAIDEN GULLY VIC 3551

 4  2  2

Sold Price **\$465,000** Sold Date **14-Apr-23**

Distance **0.6km**



41 LYN DAM AVENUE MAIDEN GULLY VIC 3551

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Sold Price ^{RS} **\$440,000** Sold Date **30-Aug-23**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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