

## 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 Hermitage Road, Maiden Gully VIC 3551

**Indicative selling price** (For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting))

Range Between: \$695,000 & \$735,000

### Median sale price

Property Type: House

Suburb: Maiden Gully

Period – From: August 2019

to: July 2020

Median Price: \$520,000

Source: Corelogic

### Comparable Property Sales

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
7 Lyndam Ave, Maiden Gully VIC 3551	\$712,500	28/04/2020
2A Monsants Rd, Maiden Gully VIC 3551	\$770,000	19/11/2019
4 Cabernet Dr, Maiden Gully VIC 3551	\$640,000	22/05/2020

This statement of Information was prepared on: 22/10/2020