

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 DAWSON DRIVE, MAIDEN GULLY, VIC

 4  2  2

Indicative Selling Price

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

Single Price: \$415,000

Provided by: Greg Heard, Heard & Co. Real Estate

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (House)

\$474,878

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



61 MONSANTS RD, MAIDEN GULLY, VIC 3551

 4  2  2

Sale Price

\$400,001

Sale Date: 05/07/2017

Distance from Property: 1.5km



24 BEDARRA CRT, MAIDEN GULLY, VIC 3551

 3  2  4

Sale Price

\$380,000

Sale Date: 18/11/2017

Distance from Property: 1.4km



18 EMMALINE DR, MAIDEN GULLY, VIC 3551

 3  2  2

Sale Price

\$405,000

Sale Date: 23/05/2017

Distance from Property: 2.1km



This report has been compiled on 03/05/2018 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 DAWSON DRIVE, MAIDEN GULLY, VIC 3551

Indicative selling price

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

Single Price:

\$415,000

Median sale price

Median price

\$474,878

House

X

Unit


Suburb

MAIDEN GULLY

Period

01 April 2017 to 31 March 2018

Source



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
61 MONSANTS RD, MAIDEN GULLY, VIC 3551	\$400,001	05/07/2017
24 BEDARRA CRT, MAIDEN GULLY, VIC 3551	\$380,000	18/11/2017
18 EMMALINE DR, MAIDEN GULLY, VIC 3551	\$405,000	23/05/2017