

### 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 andpostcode

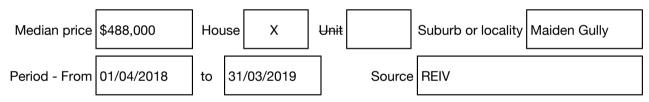
ss 28 Lower Beckhams Road, Maiden Gully Vic 3551 or

#### Indicative selling price

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

Single price \$475,000

#### Median sale price



#### 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 eighteen 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	6 Gondolier Tce GOLDEN SQUARE 3555	\$470,000	25/09/2018
2	7 Kawana Dr MAIDEN GULLY 3551	\$460,000	25/02/2019
3	30 Highland Way MAIDEN GULLY 3551	\$460,000	20/06/2018

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 eighteen months.

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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.







Rooms: Property Type: Land Land Size: 805 sqm approx Agent Comments Indicative Selling Price \$475,000 Median House Price Year ending March 2019: \$488,000

## **Comparable Properties**

6 Gondolier Tce GOLDEN SQUARE 3555 (VG) 4  2  2  2  2  2  2  2  2  2  2  2  2  2	Agent Comments
7 Kawana Dr MAIDEN GULLY 3551 (REI/VG)         4       2       2         Price: \$460,000         Method: Private Sale         Date: 25/02/2019         Rooms: 6         Property Type: House         Land Size: 1205 sqm approx	Agent Comments
30 Highland Way MAIDEN GULLY 3551 (REI/VG) 2 2 2 2 Price: \$460,000 Method: Private Sale Date: 20/06/2018 Rooms: 6 Property Type: House Land Size: 846 sqm approx	Agent Comments

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