

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

28 Lower Beckhams Road, Maiden Gully Vic 3551

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$488,000

House

X

Unit

Suburb or locality

Maiden Gully

Period - From

01/04/2018

to

31/03/2019

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 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.



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) **Agent Comments**



Price: \$470,000
Method: Sale
Date: 25/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 939 sqm approx



7 Kawana Dr MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$460,000
Method: Private Sale
Date: 25/02/2019
Rooms: 6
Property Type: House
Land Size: 1205 sqm approx



30 Highland Way MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$460,000
Method: Private Sale
Date: 20/06/2018
Rooms: 6
Property Type: House
Land Size: 846 sqm approx