

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

13 Eden Way, 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

\$625,000 - \$650,000

Median sale price

Median Price

\$505,000

Property Type

House

Suburb

Maiden Gully

Period - From

Dec 2018

to

Nov 2019

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
1	4 Merlot Ct Maiden Gully 3551 VIC	\$621,000	21/02/2019
2	15 Rachel Tce, Maiden Gully vic 3551	\$610,000	12/07/2019
3	8 Lyndam Ave, Maiden Gully Vic 3551	\$440,000	02/05/2019

This statement of Information was prepared on:

19/03/2020