

# 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

7 Amanda Drive, 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 \$470,000 & \$495,000

### Median sale price

Median price \$498,000 Property Type House Suburb Maiden Gully

Period - From 01/07/2018 to 30/06/2019 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 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 | 39 Highland Way MAIDEN GULLY 3551 | \$500,000 | 25/02/2019   |
| 2 | 5 Amanda Dr MAIDEN GULLY 3551     | \$465,000 | 19/06/2019   |
| 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 18 months.~~

This Statement of Information was prepared on:

03/10/2019 14:48



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**Property Type:** House  
**Land Size:** 726 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$470,000 - \$495,000  
**Median House Price**  
Year ending June 2019: \$498,000

## Comparable Properties



**39 Highland Way MAIDEN GULLY 3551 (REI/VG)**

Agent Comments

5   2   2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 25/02/2019  
**Property Type:** House  
**Land Size:** 1057 sqm approx



**5 Amanda Dr MAIDEN GULLY 3551 (REI/VG)**

Agent Comments

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**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 19/06/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 832 sqm approx



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

Agent Comments

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