

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 GLENELG DRIVE, MAIDEN GULLY, VIC 4 2 2

Indicative Selling Price

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

Single Price: **\$585,000**

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

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (House)

\$481,378

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



108 CAROLYN WAY, MAIDEN GULLY, VIC 3551 5 2 5

Sale Price

\$620,000

Sale Date: 23/06/2017

Distance from Property: 1.1km



103 PIONEER DR, MAIDEN GULLY, VIC 3551 4 2 2

Sale Price

\$600,000

Sale Date: 28/07/2017

Distance from Property: 1.4km



19 KATHLEEN TCE, MAIDEN GULLY, VIC 3551 5 2 6

Sale Price

****\$605,000**

Sale Date: 11/04/2018

Distance from Property: 2.2km



This report has been compiled on 28/05/2018 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

12 GLENELG DRIVE, MAIDEN GULLY, VIC 3551

Indicative selling price

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

Single Price:

\$585,000

Median sale price

Median price

\$481,378

House

Unit

Suburb

MAIDEN GULLY

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

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
108 CAROLYN WAY, MAIDEN GULLY, VIC 3551	\$620,000	23/06/2017
103 PIONEER DR, MAIDEN GULLY, VIC 3551	\$600,000	28/07/2017
19 KATHLEEN TCE, MAIDEN GULLY, VIC 3551	**\$605,000	11/04/2018