
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

26 Lower Beckham Road, Maiden Gully VIC 3551
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Indicative selling price

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

\$360,000 - \$380,000

Median sale price

Median price	<table border="1"><tr><td>\$496,000</td></tr></table>	\$496,000	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Maiden Gully</td></tr></table>	Maiden Gully
\$496,000								
X								
Maiden Gully								
Period - From	<table border="1"><tr><td>Jan 2nd 2019</td></tr></table>	Jan 2 nd 2019	to	<table border="1"><tr><td>Jan 29th 2019</td></tr></table>	Jan 29 th 2019	Source	<table border="1"><tr><td>www.realestate.com.au</td></tr></table>	www.realestate.com.au
Jan 2 nd 2019								
Jan 29 th 2019								
www.realestate.com.au								

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 Parklands Way, Maiden Gully VIC 3551	\$412,000	3 rd Dec 2018
2. 21 Monsants Road, Maiden Gully VIC 3551	\$420,000	4 th Sep 2018
3. 5 Highland Way, Maiden Gully VIC 3551	\$410,000	9 th Nov 2018

Property data source: www.rpdata.com . Generated on Jan 29th 2019.

Additional information about comparable sales.



Maiden Gully 4 Parklands Way

3 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 712m2



Maiden Gully 21 Monsants Road

3 BED 1 BATH 2 CAR

METHOD Private
TYPE House
LAND 4,050m2



Maiden Gully 5 Highland Way

3 BED 1 BATH 2 CAR

METHOD Private
TYPE House
LAND 1,413m2

Property data source: www.rpdata.com . Generated on Jan 29th 2019.