

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BUDERIM COURT, MAIDEN GULLY, VIC

 4  2  2

Indicative Selling Price

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

Single Price:

\$485,000

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (House)

\$482,500

01 July 2016 to 30 June 2017

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.



13 KAWANA DR, MAIDEN GULLY, VIC 3551

 4  2  3

Sale Price

\$477,000

Sale Date: 18/11/2016

Distance from Property: 504m



6 EDMARNA WAY, MAIDEN GULLY, VIC 3551

 4  2  2

Sale Price

\$510,000

Sale Date: 04/11/2016

Distance from Property: 855m



46 PIONEER DR, MAIDEN GULLY, VIC 3551

 4  2  4

Sale Price

\$480,000

Sale Date: 07/03/2016

Distance from Property: 380m



This report has been compiled on 06/07/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

4 BUDERIM COURT, MAIDEN GULLY, VIC 3551

Indicative selling price

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

Single Price:

\$485,000

Median sale price

Median price

\$482,500

House

X

Unit

Suburb

MAIDEN GULLY

Period

01 July 2016 to 30 June 2017

Source



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
13 KAWANA DR, MAIDEN GULLY, VIC 3551	\$477,000	18/11/2016
6 EDMARNA WAY, MAIDEN GULLY, VIC 3551	\$510,000	04/11/2016
46 PIONEER DR, MAIDEN GULLY, VIC 3551	\$480,000	07/03/2016