

## 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 50 JANELLE 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)

Price Range: \$439,000 to \$469,000

#### Median sale price

Median price \$480,000

House

☒

Unit

Suburb

MAIDEN GULLY

Period 01 July 2016 to 30 June 2017

Source

  
pricefinder

#### 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
8 STANSON PL, MAIDEN GULLY, VIC 3551	\$460,000	24/11/2016
47 LOWER BECKHAMS RD, MAIDEN GULLY, VIC 3551	\$470,000	11/10/2016
8 BELAC ST, MAIDEN GULLY, VIC 3551	\$460,000	06/07/2016