

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 and
postcode

21 CABERNET DRIVE MAIDEN GULLY VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Maiden Gully

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

43 LOWER BECKHAMS ROAD MAIDEN GULLY VIC 3551	730000	22-Oct-22
9 BEDARRA COURT MAIDEN GULLY VIC 3551	740000	19-Jul-23
4 LYNDAM AVENUE MAIDEN GULLY VIC 3551	710000	21-Aug-23

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: 20 February 2024



**43 LOWER BECKHAMS ROAD
MAIDEN GULLY VIC 3551**

 4  2  4

Sold Price **730000** Sold Date **22-Oct-22**

Distance -



**9 BEDARRA COURT MAIDEN
GULLY VIC 3551**

 3  2  4

Sold Price **740000** Sold Date **19-Jul-23**

Distance -



**4 LYNDAM AVENUE MAIDEN
GULLY VIC 3551**

 4  2  2

Sold Price **710000** Sold Date **21-Aug-23**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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