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 or locality and postcode

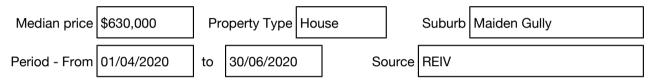
60 Pioneer Drive, Maiden Gully Vic 3551

Indicative selling price

For the meaning of this	price see c	onsumer vic dov au/	underauotina
i or the meaning or this	price 300 0	onsumer.vic.gov.au/	underquoting

Single price \$619,000

Median sale price



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
1	14 Edmarna Way MAIDEN GULLY 3551	\$645,000	22/05/2019
2	31 Kathleen Tce MAIDEN GULLY 3551	\$620,000	17/12/2019
3	62 Pioneer Dr MAIDEN GULLY 3551	\$615,000	30/09/2019

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:

05/08/2020 19:00



60 Pioneer Drive, Maiden Gully Vic 3551







Property Type: House (Previously Occupied - Detached) Land Size: 2000 sqm approx Agent Comments Indicative Selling Price \$619,000 Median House Price June quarter 2020: \$630,000

Comparable Properties



14 Edmarna Way MAIDEN GULLY 3551 (VG)



Price: \$645,000 Method: Sale Date: 22/05/2019 Property Type: House (Res) Land Size: 1505 sqm approx

Agent Comments

Agent Comments



(REI/VG) 4
2
2

31 Kathleen Tce MAIDEN GULLY 3551

Price: \$620,000 Method: Private Sale Date: 17/12/2019 Rooms: 6 Property Type: House Land Size: 1938 sqm approx



62 Pioneer Dr MAIDEN GULLY 3551 (REI/VG) Agent Comments



Price: \$615,000 Method: Private Sale Date: 30/09/2019 Rooms: 6 Property Type: House Land Size: 2000 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.