

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

15 Kathleen Terrace, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$1,180,000

&

\$1,250,000

Median sale price

Median price \$746,500

Property Type House

Suburb Maiden Gully

Period - From 21/02/2021

to

20/02/2022

Source REIV

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	38 Beckhams Rd MAIDEN GULLY 3551	\$1,357,000	23/04/2021
2	80 Kronk St MAIDEN GULLY 3551	\$1,275,000	05/10/2020
3	9 Alfreda Pl GOLDEN SQUARE 3555	\$1,250,000	11/03/2021

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:

21/02/2022 13:53



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Property Type: House (Res)
Land Size: 3235 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,250,000
Median House Price
21/02/2021 - 20/02/2022: \$746,500

Comparable Properties

38 Beckhams Rd MAIDEN GULLY 3551 (VG)

Agent Comments

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Price: \$1,357,000
Method: Sale
Date: 23/04/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8826 sqm approx



80 Kronk St MAIDEN GULLY 3551 (VG)

Agent Comments

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Price: \$1,275,000
Method: Sale
Date: 05/10/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4079 sqm approx



9 Alfreda Pl GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 2 5

Price: \$1,250,000
Method: Private Sale
Date: 11/03/2021
Property Type: House
Land Size: 1136 sqm approx