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	15 Kathleen Terrace, Maiden Gully Vic 3551
Including suburb or	·
locality and postcode	

Indicative selling price

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

Range between	\$1,180,000	&	\$1,250,000
Range between	\$1,180,000	&	\$1,250,000

Median sale price

Median price	\$746,500	Pro	perty 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.

Ad	dress 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 PI 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





Justin Pell C.A.R. 0408 949 775 justin@dck.com.au





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)

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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

Agent Comments



80 Kronk St MAIDEN GULLY 3551 (VG)





Price: \$1,275,000 Method: Sale Date: 05/10/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4079 sqm approx

Agent Comments

Agent Comments



9 Alfreda PI GOLDEN SQUARE 3555 (REI/VG)

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

Account - Dungey Carter Ketterer | P: 03 5440 5000





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