



STATEMENT OF INFORMATION

34 SMITHS ROAD, MAIDEN GULLY, VIC 3551 PREPARED BY PROPERTY PLUS REAL ESTATE AGENTS

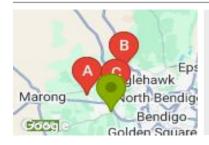


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (House)

\$778,500

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



67 HERMITAGE RD, MAIDEN GULLY, VIC 3551 📇 3 🕒 1 🚓 6

Sale Price \$610,000 Sale Date: 02/02/2024

Distance from Property: 3.3km



212 SAILORS GULLY RD, SAILORS GULLY, VIC 📇 4 🕒 3 🚓 2

Sale Price \$628,000 Sale Date: 19/05/2023

Distance from Property: 5.1km

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93 MAIDEN GULLY RD, MAIDEN GULLY, VIC 🛛 📇 4 🛛 🗁 2



Sale Date: 03/03/2023

Distance from Property: 1.7km

This report has been compiled on 25/11/2024 by Property Plus Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

34 SMITHS ROAD, MAIDEN GULLY, VIC 3551

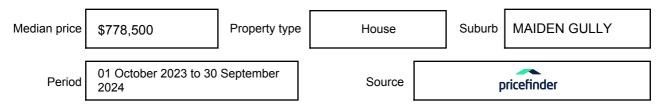
Indicative selling price

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

Price Range:

\$595,000 to \$615,000

Median sale price



Comparable property sales

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Address of comparable property	Price	Date of sale
67 HERMITAGE RD, MAIDEN GULLY, VIC 3551	\$610,000	02/02/2024
212 SAILORS GULLY RD, SAILORS GULLY, VIC 3556	\$628,000	19/05/2023
93 MAIDEN GULLY RD, MAIDEN GULLY, VIC 3551	\$722,500	03/03/2023

This Statement of Information was prepared on: 25/



