

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

5 Kawana Drive, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$498,000 House Unit Suburb or locality Maiden Gully

Period - From 01/07/2018 to 30/06/2019 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 eighteen 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	46 Janelle Dr MAIDEN GULLY 3551	\$496,000	11/10/2018
2	1 Wilton Ct GOLDEN SQUARE 3555	\$495,000	29/04/2019
3	108 Carolyn Way MAIDEN GULLY 3551	\$495,000	25/06/2019

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 eighteen months.~~

5 Kawana Drive, Maiden Gully Vic 3551



Dungey Carter Ketterer
REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

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Rooms:
Property Type: Land
Land Size: 1156 sqm approx
Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

Year ending June 2019: \$498,000

Comparable Properties



46 Janelle Dr MAIDEN GULLY 3551 (REI/VG)

Agent Comments



Price: \$496,000
Method: Auction Sale
Date: 11/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 1146 sqm approx



1 Wilton Ct GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 29/04/2019
Rooms: 6
Property Type: House
Land Size: 738 sqm approx



108 Carolyn Way MAIDEN GULLY 3551 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 25/06/2019
Rooms: 6
Property Type: House
Land Size: 1961 sqm approx