

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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 | 16 Jackman Ct GOLDEN SQUARE 3555  | \$715,000 | 23/12/2020   |
| 2 | 28a Monsants Rd MAIDEN GULLY 3551 | \$710,000 | 14/09/2020   |
| 3 | 13 Rathbones La MAIDEN GULLY 3551 | \$705,000 | 09/12/2020   |

**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:



**Property Type:** Land  
**Land Size:** 4000 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$720,000

**Median House Price**

December quarter 2020: \$672,500

## Comparable Properties



**16 Jackman Ct GOLDEN SQUARE 3555 (REI)** Agent Comments



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 23/12/2020  
**Property Type:** House  
**Land Size:** 1522 sqm approx



**28a Monsants Rd MAIDEN GULLY 3551 (VG)** Agent Comments



**Price:** \$710,000  
**Method:** Sale  
**Date:** 14/09/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 3001 sqm approx



**13 Rathbones La MAIDEN GULLY 3551 (REI)** Agent Comments



**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 09/12/2020  
**Property Type:** House  
**Land Size:** 4343 sqm approx