

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 Burra Burra Road, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$672,500 Property Type House Suburb Maiden Gully

Period - From 01/10/2020 to 31/12/2020 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	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:

03/02/2021 11:11

5 Burra Burra Road, Maiden Gully Vic 3551



Dungey Carter Ketterer
REAL ESTATE AGENTS

Justin Pell C.A.R.

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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

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.