

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

62 Pioneer Drive, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$630,000 & \$655,000

Median sale price

Median price \$498,000 Property Type House Suburb Maiden Gully

Period - From 23/09/2018 to 22/09/2019 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 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	3 Edmarna Way MAIDEN GULLY 3551	\$655,000	17/09/2018
2	14 Edmarna Way MAIDEN GULLY 3551	\$645,000	22/05/2019
3	92 Pioneer Dr MAIDEN GULLY 3551	\$645,000	17/10/2018

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:

23/09/2019 14:03



Property Type: Land
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price

\$630,000 - \$655,000

Median House Price

23/09/2018 - 22/09/2019: \$498,000

Comparable Properties



3 Edmarna Way MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$655,000
Method: Private Sale
Date: 17/09/2018
Rooms: 6
Property Type: House
Land Size: 1500 sqm approx



14 Edmarna Way MAIDEN GULLY 3551 (VG) **Agent Comments**



Price: \$645,000
Method: Sale
Date: 22/05/2019
Property Type: House (Res)
Land Size: 1505 sqm approx



92 Pioneer Dr MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$645,000
Method: Private Sale
Date: 17/10/2018
Property Type: House
Land Size: 2003 sqm approx