

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

3 Edmarna Way, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$650,000 & \$669,000

Median sale price

Median price \$478,500 House ☒ Unit ☐ Suburb or locality Maiden Gully

Period - From 01/04/2017 to 31/03/2018 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 18 Amanda Dr MAIDEN GULLY 3551	\$720,000	04/05/2017
2 7 Fellows Pl MAIDEN GULLY 3551	\$685,000	05/10/2017
3 15 Kathleen Tce MAIDEN GULLY 3551	\$680,000	02/01/2018

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 eighteen months.~~

3 Edmarna Way, Maiden Gully Vic 3551



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Indicative Selling Price
\$650,000 - \$669,000

Median House Price
Year ending March 2018: \$478,500



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



18 Amanda Dr MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$720,000
Method: Private Sale
Date: 04/05/2017
Rooms: -
Property Type: House

7 Fellows Pl MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$685,000
Method: Sale
Date: 05/10/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1092 sqm approx



15 Kathleen Tce MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$680,000
Method: Sale
Date: 02/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 3235 sqm approx