

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	1 Pippin Grove, Maiden Gully

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$239,500.00

Median sale price

Median price	\$190,000.00	Property type	Land	Suburb	Maiden Gully
Period - From	March 2019	to	February 2020	Source	Corelogic

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

Comparable property sales

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
3 Eden Way, Maiden Gully Vic 3551	\$200,000	17.03.2020
15 Hermitage Road, Maiden Gully, Vic 3551	\$187,000	01.06.2020
13 Pippin Gr, Maiden Gully, Vic 3551	\$185,000	05.03.2020

This Statement of Information was prepared on: 3rd August 2020