

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)

4 Timbertop Rise, Maiden Gully, VIC, 3551

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$730,000 & \$765,000

Median sale price

Property Type: House

Suburb: Maiden Gully

Period – From: December 2019

to: January 2021

Median Price: \$622,500

Source: Corelogic

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
33 Emmaline Drive, Maiden Gully, Vic 3551	\$727,500	27/03/2021
55c Monsants Road, Maiden Gully, Vic 3551	\$700,001	02/03/2021
12 Edmarna Way, Maiden Gully, Vic 3551	\$760,000	06/04/2021

This statement of Information was prepared on: 29/04/2021