

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 Monsants Road, Maiden Gully VIC 3551

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

Range Between: \$580,000 & \$600,000

Median sale price

Property Type: House

Suburb: Maiden Gully

Period – From: December 2019

to: November 2020

Median Price: \$563,750

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
1 Hastings Dr, Maiden Gully VIC 3551	\$550,000	20/10/2020
28 Marita Dr, Maiden Gully VIC 3551	\$585,000	17/11/2020
29 Emmaline Dr, Maiden Gully VIC 3551	\$550,000	12/09/2020

This statement of Information was prepared on: 19/02/2021