

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1A Emmaline Drive Maiden Gully VIC 3551

### Indicative selling price

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

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

\*House

X

\*Unit

Suburb

Maiden Gully

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

### 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

24 Beckhams Road Maiden Gully VIC 3551	\$495,000	21-May-18
27 Higgins Hill Drive Maiden Gully VIC 3551	\$475,000	22-Nov-18
146 Maiden Gully Road Maiden Gully VIC 3551	\$500,000	10-Jan-19

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.~~

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**24 Beckham's Road Maiden Gully  
VIC 3551**

 3  2  6

Sold Price **\$495,000** Sold Date **21-May-18**

Distance **0.45km**



**27 Higgins Hill Drive Maiden Gully  
VIC 3551**

 3  2  6

Sold Price **\$475,000** Sold Date **22-Nov-18**

Distance **1km**



**146 Maiden Gully Road Maiden  
Gully VIC 3551**

 3  2  6

Sold Price **\$500,000** Sold Date **10-Jan-19**

Distance **2.52km**

RS = Recent sale UN = Undisclosed Sale

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