

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)

11 Hastings Street, Maiden Gully VIC 3551

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

Range Between: \$659,000 & \$679,000

Median sale price

Property Type: House

Suburb: Maiden Gully

Period – From: September 2019

to: August 2020

Median Price: \$533,762

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
60 Pioneer Drive, Maiden Gully VIC 3551	\$657,000	20/08/2020
70 Carolyn Way, Maiden Gully VIC 3551	\$650,000	20/10/2020
7 Lyndam Avenue, Maiden Gully VIC 3551	\$712,500	28/04/2020

This statement of Information was prepared on: 18/11/2020