

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

9 Settlers Place, Maiden Gully VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$535,000

Median sale price

Median Price

\$513,750

Property
Type

House

Suburb

Maiden Gully

Period - From

Feb 2019

to

Jan 2020

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	33 Monsants Rd, Maiden Gully VIC 3551	\$545,000	23/12/2019
2	51 Pioneer Dr, Maiden Gully VIC 3551	\$512,500	23/08/2019
3	16 Emmaline Dr, Maiden Gully VIC 3551	\$505,000	12/11/2019

This statement of Information was prepared on:

11/05/2020