# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| These are the three estate agent or agen  Address of comparable pr | t's representative o                      |                           |                   |               |           |           |                |  |
|--|---|---------------------------|-------------------|---------------|-----------|-----------|----------------|--|
| These are the three  |   |                           |                   |               |           |           |                |  |
|  | ales (*Delete A                           | or B b                    | pelow as app      | •             |           |           |                |  |
| Period-from  | 01 Oct 2022                               | to                        | 30 Sep 202        | 2023 Source   |           | Corelogic |                |  |
| Median Price   | \$800,000                                 | Prop                      | operty type Other |               |           | Suburb    | Maiden Gully   |  |
| Delete house or unit as ap   | plicable)                                 |                           |                   |               |           |           |                |  |
| edian sale price   |   |                           |                   |               |           |           |                |  |
| Single Price   |   | or range<br>between \$304 |                   | \$304,0       | 000       | &         | \$334,000      |  |
| or the meaning of this pric  | e see consumer.vi                         | c.gov.a                   | u/underquoting    | (*Delete sing | gle price | or range  | as applicable) |  |
| dicative selling price   |   |                           |                   |               |           |           |                |  |
| postcode   | SANCTUARY BOULEVARD MAIDEN GULLY VIC 3551 |                           |                   |               |           |           |                |  |

sold within five kilometres of the property for sale in the last 18 months.



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| Address  |                      |                           |                   |                   |                |  |  |
|--|----------------------|---------------------------|-------------------|-------------------|----------------|--|--|
| Including suburb and postcode                                    | SANCTUA              | RY BO                     | ULEVARD MA        | IDEN GULLY        | /IC 3551       |  |  |
| ndicative selling price  |                      |                           |                   |                   |                |  |  |
| For the meaning of this price                                    | e see consumer.vi    | c.gov.aı                  | ı/underquoting (  | *Delete single pr | ice or range   | as applicable)                         |  |
| Single Price   |                      | or range<br>between \$368 |                   | \$368,000         | &              | \$390,000                              |  |
| ledian sale price  |                      |                           |                   |                   |                |  |  |
| Delete house or unit as ap                                       | plicable)            |                           |                   |                   | -              |  |  |
| Median Price   | \$800,000            | Prop                      | operty type Other |                   | Suburb         | Maiden Gully                           |  |
| Period-from  | 01 Oct 2022          | to                        | 30 Sep 2023       | 3 Source          | е              | Corelogic                              |  |
| omparable property s  * These are the three estate agent or agen | properties sold with | nin five l                | cilometres of the | property for sale | property for s | 18 months that the sale.  Date of sale |  |
| Address of comparable pr   |                      |                           |                   |                   |                |  |  |
| Address of comparable pr   |                      |                           |                   |                   |                |  |  |
| Address of comparable pr   |                      |                           |                   |                   |                |  |  |
| Address of comparable pr   |                      |                           |                   |                   |                |  |  |

sold within five kilometres of the property for sale in the last 18 months.



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| Property offered for sa  | ale                  |                           |                     |                |                     |                         |  |  |
|--|----------------------|---------------------------|---------------------|----------------|---------------------|-------------------------|--|--|
| Address<br>Including suburb and<br>postcode  | SANCTUA              | RY BO                     | ULEVARD             | DEN GULLY VI   | C 3551              |                         |  |  |
| Indicative selling price   |                      |                           |                     |                |                     |                         |  |  |
| For the meaning of this pric   | e see consumer.vi    | c.gov.au                  | u/underquot         | ing (*I        | Delete single price | e or range              | as applicable)                         |  |
| Single Price   |                      | or range<br>between \$334 |                     | \$334,000      | &                   | \$368,000               |  |  |
| Median sale price  |                      |                           |                     |                |                     |                         |  |  |
| (*Delete house or unit as ap   | plicable)            |                           |                     |                |                     |                         |  |  |
| Median Price   | \$800,000            | Prop                      | Property type Other |                | Other               | Suburb                  | Maiden Gully                           |  |
| Period-from  | 01 Oct 2022          | to                        | 30 Sep 2            | ep 2023 Source |                     | Corelogic               |  |  |
| Comparable property s  A* These are the three estate agent or agen  Address of comparable pr | properties sold with | hin five l                | kilometres (        | of the         | property for sale i | n the last operty for s | 18 months that the sale:  Date of sale |  |
| OR   |                      |                           |                     |                |                     |                         |  |  |
| <b>B*</b> The estate agent or a  | agent's representat  | tive reas                 | sonably beli        | eves t         | hat fewer than the  | ree compa               | rable properties were                  |  |

sold within five kilometres of the property for sale in the last 18 months.



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| Address   |                      |            |   |           |                 |                              |                                       |
|---|----------------------|------------|---|-----------|-----------------|------------------------------|---------------------------------------|
| Including suburb and postcode   | SANCTU               | Bouce      | JAKD                                      | MAID      | EN GI           | JULY VIC 35                  |                                       |
| Indicative selling price  |                      |            |   |           |                 |                              |                                       |
| For the meaning of this pric  | e see consumer.vi    | c.gov.aı   | u/underquotir                             | g (*Delei | te single price | e or range                   | as applicable)                        |
| Single Price  | \$485,000            |            | <del>or range</del><br><del>between</del> |           |                 | &                            |                                       |
| Median sale price   |                      |            |   |           |                 |                              |                                       |
| *Delete house or unit as ap   | plicable)            |            |   |           |                 |                              |                                       |
| Median Price  | \$800,000            | Prop       | roperty type Othe                         |           | her             | Suburb                       | Maiden Gully                          |
| Period-from   | 01 Oct 2022          | to         | to 30 Sep 2023                            |           | Source          | Corelogic                    |                                       |
| Comparable property s  These are the three estate agent or agen  Address of comparable pr | properties sold with | nin five l | kilometres of                             | the prop  | erty for sale i | n the last 1<br>operty for s | 8 months that the pale.  Date of sale |
|   |                      |            |   |           |                 |                              |                                       |
|   |                      |            |   |           |                 |                              |                                       |
|   |                      |            |   |           |                 |                              |                                       |
|   |                      |            |   |           |                 |                              |                                       |

sold within five kilometres of the property for sale in the last 18 months.

