



STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4A Settlers Place, Maiden Gully, VIC 3551

INDICATIVE SELLING PRICE

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

Range Between \$545,000 & \$565,000

MEDIAN SALE PRICE

Median price \$515,000 | | Maiden Gully (3551)

Period - From 2 October 2017 to 8 April 2019 | Source - RP Data

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
58 CAROLYN WAY, MAIDEN GULLY VIC 3551	\$525,250	06/07/2018
11 MEADOWS WAY, MAIDEN GULLY VIC 3551	\$562,000	02/07/2018
56 CAROLYN WAY, MAIDEN GULLY VIC 3551	\$580,000	14/12/2018

This statement of information was prepared on 16/09/2019