

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 and
postcode

3 EDEN WAY 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

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Maiden Gully

Period-from

01 Aug 2022

to

31 Jul 2023

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

2 ROLLING COURT MAIDEN GULLY VIC 3551	\$795,000	19-Apr-23
9 LYNDAM AVENUE MAIDEN GULLY VIC 3551	\$800,000	20-Apr-23
72 MONSANTS ROAD MAIDEN GULLY VIC 3551	\$860,000	23-Nov-22

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.

This Statement of Information was prepared on: 07 August 2023



2 ROLLING COURT MAIDEN GULLY VIC 3551 Sold Price **\$795,000** Sold Date **19-Apr-23**

 4  2  2

Distance **1.11km**



9 LYNDAM AVENUE MAIDEN GULLY VIC 3551 Sold Price **\$800,000** Sold Date **20-Apr-23**

 4  2  8

Distance **1.3km**



72 MONSANTS ROAD MAIDEN GULLY VIC 3551 Sold Price **\$860,000** Sold Date **23-Nov-22**

 4  2  4

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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