## 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

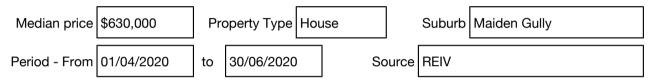
19 Marita Drive, Maiden Gully Vic 3551

#### Indicative selling price

For the meaning of this		

Single price \$575,000

#### Median sale price



#### 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
1	12 Janelle Dr MAIDEN GULLY 3551	\$570,000	01/07/2020
2	11 Janelle Dr MAIDEN GULLY 3551	\$567,500	25/11/2019
3	44 Janelle Dr MAIDEN GULLY 3551	\$565,000	29/04/2019

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:

29/08/2020 18:49









Property Type: House Land Size: 1008 sqm approx Agent Comments Indicative Selling Price \$575,000 Median House Price June quarter 2020: \$630,000

# **Comparable Properties**

12 Janelle Dr MAIDEN GULLY 3551 (REI) 4 2 2 2 Price: \$570,000 Method: Private Sale Date: 01/07/2020 Rooms: 6 Property Type: House Land Size: 1000 sqm approx	Agent Comments
11 Janelle Dr MAIDEN GULLY 3551 (REI/VG) 3 2 4 Price: \$567,500 Method: Private Sale Date: 25/11/2019 Rooms: 5 Property Type: House Land Size: 1553 sqm approx	Agent Comments
44 Janelle Dr MAIDEN GULLY 3551 (REI/VG)   4 4 2 2 2   Price: \$565,000 6 2 2 2   Method: Private Sale 2 2 2 2   Date: 29/04/2019 2 2 2 2   Property Type: House 2 2 2 2	Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.