

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

5 Fellows Place, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$455,000

House

X

Unit

Suburb or locality Maiden Gully

Period - From 01/10/2017

to

30/09/2018

Source REIV

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 eighteen 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	3 Edmarna Way MAIDEN GULLY 3551	\$655,000	17/09/2018
2	7 Fellows PI MAIDEN GULLY 3551	\$685,000	05/10/2017
3	8 Meadows Way MAIDEN GULLY 3551	\$710,000	10/09/2018

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 eighteen months.~~



4 2 2

Rooms:

Property Type: House

Land Size: 1034 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$710,000

Median House Price

Year ending September 2018: \$455,000

Comparable Properties



3 Edmarna Way MAIDEN GULLY 3551 (REI/VG) **Agent Comments**

4 2 2

Price: \$655,000

Method: Private Sale

Date: 17/09/2018

Rooms: 6

Property Type: House

Land Size: 1500 sqm approx

7 Fellows PI MAIDEN GULLY 3551 (VG)

Agent Comments

3 - -

Price: \$685,000

Method: Sale

Date: 05/10/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 1092 sqm approx

8 Meadows Way MAIDEN GULLY 3551 (VG)

Agent Comments

4 - -

Price: \$710,000

Method: Sale

Date: 10/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 1285 sqm approx