

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)

20 Janelle Drive, Maiden Gully VIC 3551

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$550,000 & \$570,000

Median sale price

Property Type: House

Suburb: Maiden Gully

Period – From: August 2019

to: July 2020

Median Price: \$520,000

Source: Corelogic

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
11 Janelle Dr, Maiden Gully VIC 3551	\$567,500	06/12/2019
12 Janelle Dr, Maiden Gully VIC 3551	\$570,000	26/06/2020
19 Marita Dr, Maiden Gully VIC 3551	\$570,000	31/08/2020

This statement of Information was prepared on: 16/11/2020