

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Higgins Hill Drive, Maiden Gully VIC 3551

Indicative selling price

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

Range Between \$459,000 & \$480,000

Median sale price

Median Price

\$507,500

House



Suburb
or locality

Maiden Gully

Period - From

Jan 2019

to

Apr 2019

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

1	27 Higgins Hill Dr, Maiden Gully VIC 3551	\$475,000	30/11/2018
2	24 Beckhams Rd, Maiden Gully VIC 3551	\$495,000	07/06/2018
3	146 Maiden Gully Rd, Maiden Gully VIC 3551	\$500,000	15/01/2019