Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	43 Maiden Gully Road, Maiden Gully Vic 3551
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$740,000

Median sale price

Median price	\$800,000	Pro	perty Type	House		Suburb	Maiden Gully
Period - From	01/07/2022	to	30/06/2023		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	Address of comparable property		Date of Sale
1	25 Pioneer Dr MAIDEN GULLY 3551	\$735,000	23/02/2022
2	19 Burra Burra Rd MAIDEN GULLY 3551	\$732,750	20/02/2023
3	72 Edwards Rd MAIDEN GULLY 3551	\$725,000	10/08/2022

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:	17/07/2023 10:55



Date of sale



Justin Pell C.A.R. 0408 949 775 justin@dck.com.au

Indicative Selling Price \$740,000 **Median House Price**

Year ending June 2023: \$800,000



Property Type: Land Land Size: 4252 sqm approx

Agent Comments

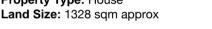
MapTiler O OpenStreetMap contributors

Comparable Properties



25 Pioneer Dr MAIDEN GULLY 3551 (REI/VG)

Price: \$735,000 Method: Private Sale Date: 23/02/2022 Property Type: House





19 Burra Burra Rd MAIDEN GULLY 3551

Price: \$732,750 Method: Private Sale Date: 20/02/2023 Property Type: House Land Size: 4583 sqm approx



Agent Comments



72 Edwards Rd MAIDEN GULLY 3551 (REI/VG) Agent Comments

Price: \$725,000 Method: Private Sale Date: 10/08/2022

Property Type: House (Res) Land Size: 4497 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



