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	13 Belac Street, Maiden Gully Vic 3551

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price	$500,000	Property Type	House	Suburb	Maiden Gully
Period - From	06/01/2019	to	05/01/2020	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	Price	Date of sale
1	11 Pippin Gr MAIDEN GULLY 3551	$515,000	12/08/2019
2	12 Therese Way MAIDEN GULLY 3551	$515,000	12/03/2019
3	51 Pioneer Dr MAIDEN GULLY 3551	$512,500	28/08/2019

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: 06/01/2020 11:15

CONSUMER AFFAIRS VICTORIA

13 Belac Street, Maiden Gully Vic 3551

JanelleStevens PROPERTY

Janelle Stevens
0417 835 127
0417 835 127
janelle@janellestevens.com.au

🛏 🛁 - 🚗

Property Type: Land
Land Size: 956 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median House Price
06/01/2019 - 05/01/2020: $500,000

Comparable Properties

11 Pippin Gr MAIDEN GULLY 3551 (VG)

🛏 4 🛁 - 🚗 -

Price: $515,000
Method: Sale
Date: 12/08/2019
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

12 Therese Way MAIDEN GULLY 3551 (REI/VG)   Agent Comments

🛏 4 🛁 2 🚗 4

Price: $515,000
Method: Private Sale
Date: 12/03/2019
Rooms: 6
Property Type: House
Land Size: 800 sqm approx

51 Pioneer Dr MAIDEN GULLY 3551 (REI/VG)   Agent Comments

🛏 4 🛁 2 🚗 6

Price: $512,500
Method: Private Sale
Date: 28/08/2019
Rooms: 6
Property Type: House
Land Size: 1122 sqm approx

Account - Janelle Stevens Property