

## 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 and  
postcode

34 Burra Burra Road Maiden Gully VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Maiden Gully

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 55C Monsants Road Maiden Gully VIC 3551 | \$700,001 | 17-Mar-21 |
| 3 Rathbones Lane Maiden Gully VIC 3551  | \$689,000 | 22-Nov-21 |
| 135 Carolyn Way Maiden Gully VIC 3551   | \$745,000 | 30-Nov-21 |

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: 31 January 2022

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**55C Monsants Road Maiden Gully VIC 3551**

Sold Price

**\$700,001**

Sold Date

**17-Mar-21**

 4  2  4

Distance

**2.72km**



**3 Rathbones Lane Maiden Gully VIC 3551**

Sold Price

<sup>RS</sup> **\$689,000**

Sold Date

**22-Nov-21**

 4  2  4

Distance

**3km**



**135 Carolyn Way Maiden Gully VIC 3551**

Sold Price

<sup>RS</sup> **\$745,000** <sup>UN</sup>

Sold Date

**30-Nov-21**

 4  2  4

Distance

**3.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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