

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

29 Emmaline Drive, Maiden Gully VIC 3551

Indicative selling price

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

Range Between \$540,000 & \$560,000

Median sale price

Median Price

\$505,000

Property
Type

House

Suburb

Maiden Gully

Period - From

Apr 2019

to

Mar 2020

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 | 10 Emmaline Dr, Maiden Gully VIC 3551 | \$540,000 | 15/10/2019 |
| 2 | 16 Emmaline Dr, Maiden Gully VIC 3551 | \$505,000 | 12/11/2019 |
| 3 | 24 Kathleen Tce, Maiden Gully VIC 3551 | \$570,000 | 26/06/2019 |

This statement of Information was prepared on:

14/07/2020