

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

22a Drinkwater 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)

Single Price

\$230,000

Median sale price

Median Price

\$473,000

House

☒

Suburb  
or locality

Maiden Gully

Period - From

Jan 2017

to

Jun 2017

Source

Pricefinder

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	21 Golden Gully Rd, Kangaroo Flat VIC 3555	\$215,000	31/01/2017
2	2/23 Alexander St, Kangaroo Flat VIC 3555	\$328,000	04/01/2016
3	278 Maiden Gully Rd, Maiden Gully VIC 3551	\$150,000	24/11/2016