

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

15 Rathbones Lane, Maiden Gully Vic 355

Indicative selling price

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

Range between \$725,000 & \$775,000

Median sale price

Median price

\$723,750

Property type

House

Suburb

Maiden Gully

Period - From

27th October 2020

to

27th October 2021

Source

Realestate.com.au

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

Comparable property sales

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
79 Pioneer Drive, Maiden Gully Vic 3551	\$780,000	15 th October 2021
1A Rathbones Lane, Maiden Gully Vic 3551	\$750,000	2 nd July 2021
1A Emmaline Drive, Maiden Gully Vic 3551	\$760,000	24 th February 2021

This Statement of Information was prepared on: 5th November 2021