

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

12 Therese Way, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$455,000

House

X

Unit

Suburb or locality

Maiden Gully

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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 Meadows Way MAIDEN GULLY 3551	\$562,000	18/06/2018
2	3 Belac St MAIDEN GULLY 3551	\$550,000	30/01/2018
3	5 Ayden PI MAIDEN GULLY 3551	\$527,500	23/05/2018

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 eighteen months.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median House Price
Year ending September 2018: \$455,000

Comparable Properties



11 Meadows Way MAIDEN GULLY 3551 (REI/VG)

Agent Comments



Price: \$562,000
Method: Private Sale
Date: 18/06/2018
Rooms: 6
Property Type: House
Land Size: 1262 sqm approx

3 Belac St MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 30/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 928 sqm approx



5 Ayden Pl MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$527,500
Method: Sale
Date: 23/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm approx