

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 andpostcode

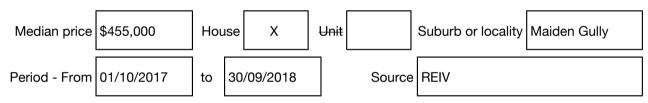
12 Therese Way, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$530,0	6 000	<u>s</u>	\$560,000
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Median sale price



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.

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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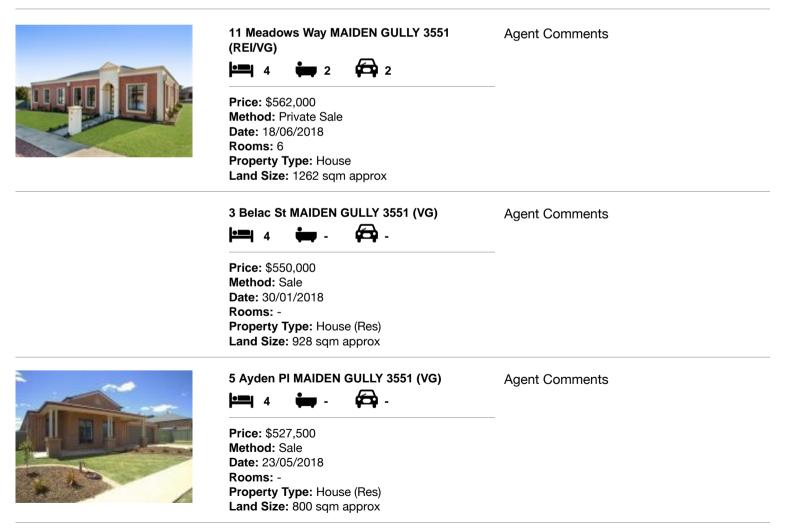
Adam Smith C.A.R. 5440 5012 0408 276 484 adam@dck.com.au





Rooms: Property Type: Land Agent Comments Indicative Selling Price \$530,000 - \$560,000 Median House Price Year ending September 2018: \$455,000

Comparable Properties



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