

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 GLENELG DRIVE, MAIDEN GULLY, VIC

 3  2  4

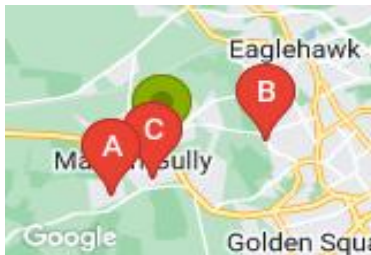
Indicative Selling Price

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

Single Price: \$790,000

Provided by: Kaye Lazenby, DCK Real Estate

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (House)

\$795,000

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



2/10 PATRICIA CRT, MAIDEN GULLY, VIC 3551

 3  2  2

Sale Price

***\$790,000**

Sale Date: 28/11/2023

Distance from Property: 1.9km



112 ALBERT ST, MAIDEN GULLY, VIC 3551

 4  2  8

Sale Price

\$800,000

Sale Date: 01/03/2024

Distance from Property: 2.8km



28 MARITA DR, MAIDEN GULLY, VIC 3551

 4  2  2

Sale Price

\$830,000

Sale Date: 26/12/2023

Distance from Property: 795m



This report has been compiled on 22/04/2024 by DCK Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

3 GLENELG DRIVE, MAIDEN GULLY, VIC 3551

Indicative selling price

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

Single Price:

\$790,000

Median sale price

Median price

\$795,000

Property type

House

Suburb

MAIDEN GULLY

Period

01 April 2023 to 31 March 2024

Source

pricfinder

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

2/10 PATRICIA CRT, MAIDEN GULLY, VIC 3551	*\$790,000	28/11/2023
112 ALBERT ST, MAIDEN GULLY, VIC 3551	\$800,000	01/03/2024
28 MARITA DR, MAIDEN GULLY, VIC 3551	\$830,000	26/12/2023

This Statement of Information was prepared on:

22/04/2024