

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	121 Pioneer Drive, Maiden Gully Vic 3551						
dicative selling price							

In

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

Range between	\$715,000	&	\$745,000

Median sale price

Median price	\$475,000	Hou	use X	Unit		Suburb or locality	Maiden Gully
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress of comparable property	Price	Date of sale
1	1a Michelle Dr MAIDEN GULLY 3551	\$825,000	21/11/2017
2	49 Monsants Rd MAIDEN GULLY 3551	\$720,000	12/02/2018
3	4 Kronk St GOLDEN SQUARE 3555	\$717,500	29/03/2018

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.







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Indicative Selling Price \$715,000 - \$745,000 **Median House Price**

Year ending December 2018: \$475,000







Rooms:

Property Type: Land Land Size: 2030 sqm approx

Agent Comments

Comparable Properties



1a Michelle Dr MAIDEN GULLY 3551 (REI/VG)





Price: \$825,000 Method: Private Sale Date: 21/11/2017

Rooms: 6

Property Type: House Land Size: 2130 sqm approx



49 Monsants Rd MAIDEN GULLY 3551

(REI/VG)





Price: \$720.000 Method: Private Sale

Date: 12/02/2018 Rooms: 6

Property Type: House

Land Size: 10926.52 sqm approx



Agent Comments

Agent Comments



4 Kronk St GOLDEN SQUARE 3555 (VG)



Price: \$717,500 Method: Sale Date: 29/03/2018

Rooms: -Property Type: House (Res)

Land Size: 2025 sqm approx

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





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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