

## 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

121 Pioneer Drive, Maiden Gully Vic 3551

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$715,000

&amp;

\$745,000

## Median sale price

Median price \$475,000

House

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)

- 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	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.



**Rooms:**

**Property Type:** Land

**Land Size:** 2030 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments



**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)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 12/02/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 10926.52 sqm approx



**4 Kronk St GOLDEN SQUARE 3555 (VG)**

Agent Comments



**Price:** \$717,500

**Method:** Sale

**Date:** 29/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 2025 sqm approx