

# 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

19 Marita 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)

Single price

\$575,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Maiden Gully

Period - From

01/04/2020

to

30/06/2020

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 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 |
|---|---------------------------------|-----------|--------------|
| 1 | 12 Janelle Dr MAIDEN GULLY 3551 | \$570,000 | 01/07/2020   |
| 2 | 11 Janelle Dr MAIDEN GULLY 3551 | \$567,500 | 25/11/2019   |
| 3 | 44 Janelle Dr MAIDEN GULLY 3551 | \$565,000 | 29/04/2019   |

**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 18 months.~~

This Statement of Information was prepared on:

29/08/2020 18:49

19 Marita Drive, Maiden Gully Vic 3551



Marc Cox CAR (REIV)  
0419 915 273  
marc@dck.com.au



4   2   3

**Property Type:** House  
**Land Size:** 1008 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$575,000

**Median House Price**  
June quarter 2020: \$630,000

## Comparable Properties



**12 Janelle Dr MAIDEN GULLY 3551 (REI)**

**Agent Comments**

4   2   2

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 01/07/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1000 sqm approx



**11 Janelle Dr MAIDEN GULLY 3551 (REI/VG)**

**Agent Comments**

3   2   4

**Price:** \$567,500  
**Method:** Private Sale  
**Date:** 25/11/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1553 sqm approx



**44 Janelle Dr MAIDEN GULLY 3551 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 29/04/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1150 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



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.