

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

2/10 Patricia Court, Maiden Gully Vic 3551

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$788,800

Property Type

House

Suburb

Maiden Gully

Period - From

01/10/2022

to

30/09/2023

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	204 Edwards Rd MAIDEN GULLY 3551	\$845,000	03/10/2023
2	2 Marcus Ct MAIDEN GULLY 3551	\$800,000	29/03/2023
3	3 Eden Way MAIDEN GULLY 3551	\$780,000	09/08/2023

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:

21/11/2023 15:07



3 2 2

Property Type: House (Res)
Land Size: 1710 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median House Price
 Year ending September 2023: \$788,800

Comparable Properties



204 Edwards Rd MAIDEN GULLY 3551 (REI)

Agent Comments

4 2 4

Price: \$845,000
Method: Private Sale
Date: 03/10/2023
Property Type: House
Land Size: 1529 sqm approx



2 Marcus Ct MAIDEN GULLY 3551 (REI/VG)

Agent Comments

4 2 4

Price: \$800,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 1564 sqm approx



3 Eden Way MAIDEN GULLY 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$780,000
Method: Private Sale
Date: 09/08/2023
Property Type: House (Res)
Land Size: 741 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000