

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

224a Edwards Road, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$695,000 & \$735,000

Median sale price

Median price \$455,000 House ☒ Unit ☐ Suburb or locality Maiden Gully

Period - From 01/10/2017 to 30/09/2018 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	49 Monsants Rd MAIDEN GULLY 3551	\$720,000	12/02/2018
2	7 Fellows PI MAIDEN GULLY 3551	\$685,000	05/10/2017
3	15 Kathleen Tce MAIDEN GULLY 3551	\$680,000	02/01/2018

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.

224a Edwards Road, Maiden Gully Vic 3551



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Indicative Selling Price

\$695,000 - \$735,000

Median House Price

Year ending September 2018: \$455,000



4 2 4

Rooms:

Property Type: House

Land Size: 1550 sqm approx

Agent Comments

Comparable Properties



49 Monsants Rd MAIDEN GULLY 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$720,000

Method: Private Sale

Date: 12/02/2018

Rooms: 6

Property Type: House

Land Size: 10926.52 sqm approx

7 Fellows PI MAIDEN GULLY 3551 (VG)

Agent Comments

3 - -

Price: \$685,000

Method: Sale

Date: 05/10/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 1092 sqm approx



15 Kathleen Tce MAIDEN GULLY 3551 (VG)

Agent Comments

4 - -

Price: \$680,000

Method: Sale

Date: 02/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 3235 sqm approx