

marc@dck.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

									0 = 5	rigonic riot root		
Property offered for sale												
Address Including suburb or locality andpostcode		224a Edwards Road, Maiden Gully Vic 3551										
Indicative sell	ing price	9										
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$695,0		000		&		;	\$735,000					
Median sale price												
Median price	\$455,000	)	Hou	se	Х	<del>Un</del>	iŧ		Suburb or locality	Maiden Gully		
Period - From	01/10/20	17	to	30/0	9/2018			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.

Add	dress 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.







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\$695,000 - \$735,000 **Median House Price** 

**Indicative Selling Price** 





Rooms:

Property Type: House Land Size: 1550 sqm approx

**Agent Comments** 

## Comparable Properties



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** 

#### 7 Fellows PI MAIDEN GULLY 3551 (VG)







**Agent Comments** 

Price: \$685.000 Method: Sale Date: 05/10/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 1092 sqm approx









Price: \$680.000 Method: Sale Date: 02/01/2018 Rooms: -

Property Type: House (Res) Land Size: 3235 sqm approx

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

**Agent Comments** 





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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