

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

23 Hemley Circuit, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$825,000 Property Type House Suburb Maiden Gully

Period - From 01/04/2023 to 30/06/2023 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	50 Westbury Blvd MAIDEN GULLY 3551	\$1,030,000	01/07/2023
2	13 Fellows PI MAIDEN GULLY 3551	\$1,165,000	31/05/2022
3	36 Futura Av GOLDEN SQUARE 3555	\$1,110,000	15/09/2022

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:

07/08/2023 10:53



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2023: \$825,000

Comparable Properties

50 Westbury Blvd MAIDEN GULLY 3551 (REI)

Agent Comments

4 2 2

Price: \$1,030,000

Method:

Date: 01/07/2023

Property Type: House

13 Fellows PI MAIDEN GULLY 3551 (VG)

Agent Comments

4 - -

Price: \$1,165,000

Method: Sale

Date: 31/05/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 1500 sqm approx



36 Futura Av GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$1,110,000

Method: Private Sale

Date: 15/09/2022

Property Type: House

Land Size: 1100 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000