

marc@dck.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | y offered | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 24 Golf Links Road, Maiden Gully Vic 3551 |
|----------------------|---|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

Indicative selling price

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

Single price \$675,000

Median sale price

| Median price | \$455,000 | Hou | se X | Unit | | Suburb or locality | Maiden Gully |
|---------------|------------|-----|------------|------|--------|--------------------|--------------|
| Period - From | 01/01/2018 | to | 31/12/2018 | | 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

| | are on the same property | | 2000 01 0000 |
|---|-----------------------------------|-----------|--------------|
| 1 | 15 Kathleen Tce MAIDEN GULLY 3551 | \$680,000 | 02/01/2018 |
| 2 | 14 Emmett St GOLDEN SQUARE 3555 | \$665,000 | 29/01/2018 |
| 3 | 92 Pioneer Dr MAIDEN GULLY 3551 | \$645,000 | 17/10/2018 |

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.

Account - Durigey Carter Rettere

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

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Date of sale





Price



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Indicative Selling Price \$675,000 **Median House Price**

Year ending December 2018: \$455,000



Property Type: House (Previously

Occupied - Detached) Land Size: 5792 sqm approx

Agent Comments

Comparable Properties



15 Kathleen Tce MAIDEN GULLY 3551 (VG)





Price: \$680,000 Method: Sale Date: 02/01/2018

Rooms: -

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







14 Emmett St GOLDEN SQUARE 3555 (VG)

Price: \$665,000 Method: Sale Date: 29/01/2018

Rooms: -

Property Type: House (Res) Land Size: 3078 sqm approx

92 Pioneer Dr MAIDEN GULLY 3551 (REI/VG)









Price: \$645,000 Method: Private Sale Date: 17/10/2018

Rooms: -

Property Type: House Land Size: 2003 sqm approx

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





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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Agent Comments

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