

## 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

24 Golf Links Road, Maiden Gully Vic 3551

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$675,000

#### Median sale price

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

Period - From 01/01/2018 to 31/12/2018 Source REIV

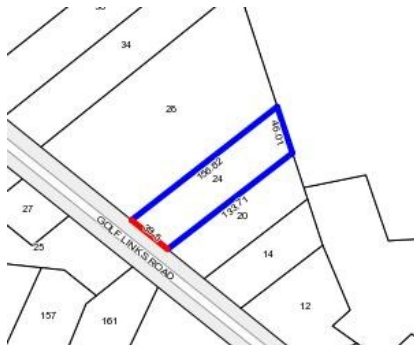
#### Comparable property sales (\*Delete A or B below as applicable)

**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    | Price     | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 5792 sqm approx

**Agent Comments**

## Comparable Properties



**15 Kathleen Tce MAIDEN GULLY 3551 (VG)**

**Agent Comments**



**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)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$645,000

**Method:** Private Sale

**Date:** 17/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 2003 sqm approx