

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 28 Lower Beckhams Road, Maiden Gully Vic 3551

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$488,000 House X Unit Suburb or locality Maiden Gully

Period - From 01/04/2018 to 31/03/2019 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	6 Gondolier Tce GOLDEN SQUARE 3555	\$470,000	25/09/2018
2	7 Kawana Dr MAIDEN GULLY 3551	\$460,000	25/02/2019
3	30 Highland Way MAIDEN GULLY 3551	\$460,000	20/06/2018

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: Land

Land Size: 805 sqm approx

Agent Comments

Indicative Selling Price

\$475,000

Median House Price

Year ending March 2019: \$488,000

Comparable Properties



6 Gondolier Tce GOLDEN SQUARE 3555 (VG) Agent Comments



Price: \$470,000

Method: Sale

Date: 25/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 939 sqm approx



7 Kawana Dr MAIDEN GULLY 3551 (REI/VG) Agent Comments



Price: \$460,000

Method: Private Sale

Date: 25/02/2019

Rooms: 6

Property Type: House

Land Size: 1205 sqm approx



30 Highland Way MAIDEN GULLY 3551 (REI/VG) Agent Comments



Price: \$460,000

Method: Private Sale

Date: 20/06/2018

Rooms: 6

Property Type: House

Land Size: 846 sqm approx