

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

3 Rathbones Lane, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$475,000 House 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	Price	Date of sale
1	33 Emmaline Dr MAIDEN GULLY 3551	\$485,000	27/07/2018
2	76 Pioneer Dr MAIDEN GULLY 3551	\$475,000	27/07/2018
3	1 Damien Ct MAIDEN GULLY 3551	\$475,000	13/08/2018

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.



4 2 1

Rooms:
Property Type: House
Land Size: 2074 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median House Price
Year ending December 2018: \$475,000

Comparable Properties



33 Emmaline Dr MAIDEN GULLY 3551 (REI/VG) **Agent Comments**

4 2 2

Price: \$485,000
Method: Private Sale
Date: 27/07/2018
Rooms: -
Property Type: House
Land Size: 5028 sqm approx

76 Pioneer Dr MAIDEN GULLY 3551 (VG)

Agent Comments

3 - -

Price: \$475,000
Method: Sale
Date: 27/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 2067 sqm approx



1 Damien Ct MAIDEN GULLY 3551 (REI/VG)

Agent Comments

4 2 4

Price: \$475,000
Method: Private Sale
Date: 13/08/2018
Rooms: 6
Property Type: House
Land Size: 2490 sqm approx