

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

36 Highland Way, Maiden Gully Vic 3551

Indicative selling price

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

Single price \$429,000

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	10 Amanda Dr MAIDEN GULLY 3551	\$448,500	12/12/2017
2	25 Lower Beckhams Rd MAIDEN GULLY 3551	\$445,000	16/05/2018
3	5 Therese Way MAIDEN GULLY 3551	\$432,500	01/12/2017

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: 741 sqm approx

Agent Comments

Indicative Selling Price

\$429,000

Median House Price

Year ending December 2018: \$475,000

Comparable Properties



10 Amanda Dr MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$448,500

Method: Sale

Date: 12/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 747 sqm approx



25 Lower Beckhams Rd MAIDEN GULLY 3551 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 16/05/2018

Rooms: 5

Property Type: House

Land Size: 908 sqm approx



5 Therese Way MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$432,500

Method: Sale

Date: 01/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 714 sqm approx