

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

4 Mcdonnell Lane, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$825,000 Property Type House Suburb Maiden Gully

Period - From 01/04/2023 to 30/06/2023 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 18 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	8 Cabernet Dr MAIDEN GULLY 3551	\$990,000	07/10/2022
2	6 McDonnell La MAIDEN GULLY 3551	\$990,000	15/04/2022
3	50 Westbury Blvd MAIDEN GULLY 3551	\$980,000	12/06/2023

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 18 months.~~

This Statement of Information was prepared on:

27/07/2023 13:00



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 840 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median House Price
June quarter 2023: \$825,000

Comparable Properties



8 Cabernet Dr MAIDEN GULLY 3551 (REI)

Agent Comments

4 2 2

Price: \$990,000
Method: Private Sale
Date: 07/10/2022
Property Type: House (Res)
Land Size: 700 sqm approx



6 McDonnell La MAIDEN GULLY 3551 (REI/VG)

Agent Comments

4 2 4

Price: \$990,000
Method: Private Sale
Date: 15/04/2022
Property Type: House
Land Size: 840 sqm approx



50 Westbury Blvd MAIDEN GULLY 3551 (REI/VG)

Agent Comments

4 2 3

Price: \$980,000
Method: Private Sale
Date: 12/06/2023
Property Type: House
Land Size: 840 sqm approx

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