

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

41 Monsants Road, Maiden Gully Vic 3551

Indicative selling price

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

Range between

\$670,000

&

\$690,000

Median sale price

Median price

\$808,000

Property Type

House

Suburb

Maiden Gully

Period - From

01/10/2022

to

31/12/2022

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	34 Burra Burra Rd MAIDEN GULLY 3551	\$700,000	21/02/2022
2	3 Rathbones La MAIDEN GULLY 3551	\$689,000	22/11/2021
3			

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.~~

This Statement of Information was prepared on:

15/02/2023 13:12



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$690,000
Median House Price
December quarter 2022: \$808,000

Comparable Properties



34 Burra Burra Rd MAIDEN GULLY 3551 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 21/02/2022
Property Type: House
Land Size: 4082 sqm approx



3 Rathbones La MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$689,000
Method: Private Sale
Date: 22/11/2021
Property Type: House
Land Size: 2088 sqm approx

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.