

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

43 Maiden Gully Road, Maiden Gully Vic 3551

Indicative selling price

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

Single price \$740,000

Median sale price

Median price \$800,000

Property Type House

Suburb Maiden Gully

Period - From 01/07/2022

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.

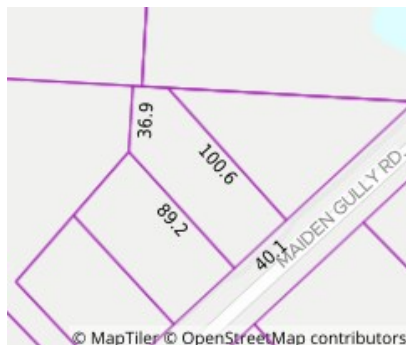
	Address of comparable property	Price	Date of sale
1	25 Pioneer Dr MAIDEN GULLY 3551	\$735,000	23/02/2022
2	19 Burra Burra Rd MAIDEN GULLY 3551	\$732,750	20/02/2023
3	72 Edwards Rd MAIDEN GULLY 3551	\$725,000	10/08/2022

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:

17/07/2023 10:55



Property Type: Land
Land Size: 4252 sqm approx
Agent Comments

Indicative Selling Price
\$740,000
Median House Price
Year ending June 2023: \$800,000

Comparable Properties



25 Pioneer Dr MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$735,000
Method: Private Sale
Date: 23/02/2022
Property Type: House
Land Size: 1328 sqm approx



19 Burra Burra Rd MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$732,750
Method: Private Sale
Date: 20/02/2023
Property Type: House
Land Size: 4583 sqm approx



72 Edwards Rd MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$725,000
Method: Private Sale
Date: 10/08/2022
Property Type: House (Res)
Land Size: 4497 sqm approx