

# 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

53 Pioneer Drive, Maiden Gully Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$675,000

### Median sale price

Median price

\$670,000

Property Type

House

Suburb

Maiden Gully

Period - From

09/09/2020

to

08/09/2021

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 | 1 Juliette Ct MAIDEN GULLY 3551 | \$690,000 | 04/04/2021   |
| 2 | 3 Gemini Ct GOLDEN SQUARE 3555  | \$680,000 | 05/03/2021   |
| 3 | 14 Janelle Dr MAIDEN GULLY 3551 | \$670,000 | 25/05/2021   |

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:

09/09/2021 16:22



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1122 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$675,000

**Median House Price**  
09/09/2020 - 08/09/2021: \$670,000

## Comparable Properties

### 1 Juilette Ct MAIDEN GULLY 3551 (VG)

**Agent Comments**



**Price:** \$690,000  
**Method:** Sale  
**Date:** 04/04/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 771 sqm approx

### 3 Gemini Ct GOLDEN SQUARE 3555 (VG)

**Agent Comments**



**Price:** \$680,000  
**Method:** Sale  
**Date:** 05/03/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 982 sqm approx

### 14 Janelle Dr MAIDEN GULLY 3551 (VG)

**Agent Comments**



**Price:** \$670,000  
**Method:** Sale  
**Date:** 25/05/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1007 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000