

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

6 Erin Court, Maiden Gully Vic 3551

Indicative selling price

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

Range between \$775,000 & \$810,000

Median sale price

Median price \$803,000 Property Type House Suburb Maiden Gully

Period - From 01/07/2022 to 30/09/2022 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 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	7 Marita Dr MAIDEN GULLY 3551	\$795,000	13/12/2021
2	11 Therese Way MAIDEN GULLY 3551	\$790,000	24/05/2022
3	6 Allpress Dr GOLDEN SQUARE 3555	\$785,000	21/04/2022

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:

13/12/2022 13:01



4 2 3

Property Type: House
Land Size: 771 sqm approx
Agent Comments

Indicative Selling Price
\$775,000 - \$810,000
Median House Price
September quarter 2022: \$803,000

Comparable Properties



7 Marita Dr MAIDEN GULLY 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$795,000
Method: Private Sale
Date: 13/12/2021
Property Type: House
Land Size: 1000 sqm approx



11 Therese Way MAIDEN GULLY 3551 (REI/VG) **Agent Comments**

4 2 2

Price: \$790,000
Method: Private Sale
Date: 24/05/2022
Property Type: House
Land Size: 729 sqm approx



6 Allpress Dr GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

4 2 2

Price: \$785,000
Method: Private Sale
Date: 21/04/2022
Property Type: House
Land Size: 779 sqm approx

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