

# 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

60 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

\$619,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Maiden Gully

Period - From

01/04/2020

to

30/06/2020

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 | 14 Edmarna Way MAIDEN GULLY 3551  | \$645,000 | 22/05/2019   |
| 2 | 31 Kathleen Tce MAIDEN GULLY 3551 | \$620,000 | 17/12/2019   |
| 3 | 62 Pioneer Dr MAIDEN GULLY 3551   | \$615,000 | 30/09/2019   |

**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:

05/08/2020 19:00



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 2000 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$619,000  
**Median House Price**  
June quarter 2020: \$630,000

## Comparable Properties



**14 Edmarna Way MAIDEN GULLY 3551 (VG)**

Agent Comments



**Price:** \$645,000  
**Method:** Sale  
**Date:** 22/05/2019  
**Property Type:** House (Res)  
**Land Size:** 1505 sqm approx



**31 Kathleen Tce MAIDEN GULLY 3551 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 17/12/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1938 sqm approx



**62 Pioneer Dr MAIDEN GULLY 3551 (REI/VG)**

Agent Comments



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 30/09/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2000 sqm approx