

## 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

7 Kawana 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 \$460,000

#### Median sale price

Median price \$475,000 House X Unit Suburb or locality Maiden Gully

Period - From 01/01/2018 to 31/12/2018 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 | 6 Gondolier Tce GOLDEN SQUARE 3555 | \$470,000 | 25/09/2018   |
| 2 | 30 Highland Way MAIDEN GULLY 3551  | \$460,000 | 20/06/2018   |
| 3 | 5 Rathbones La MAIDEN GULLY 3551   | \$460,000 | 31/08/2017   |

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.



4   2   3

**Rooms:**  
**Property Type:** House  
**Land Size:** 1205 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$460,000  
**Median House Price**  
Year ending December 2018: \$475,000

## Comparable Properties



**6 Gondolier Tce GOLDEN SQUARE 3555 (VG)**   **Agent Comments**

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**Price:** \$470,000  
**Method:** Sale  
**Date:** 25/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 939 sqm approx



**30 Highland Way MAIDEN GULLY 3551 (REI/VG)**   **Agent Comments**

4   2   2

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 20/06/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 846 sqm approx



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

4   2   4

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 31/08/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2000 sqm approx