

## 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

224a Edwards Road, 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)

Range between

\$695,000

&

\$735,000

#### Median sale price

Median price

\$455,000

House

X

Unit

Suburb or locality

Maiden Gully

Period - From

01/10/2017

to

30/09/2018

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	49 Monsants Rd MAIDEN GULLY 3551	\$720,000	12/02/2018
2	7 Fellows PI MAIDEN GULLY 3551	\$685,000	05/10/2017
3	15 Kathleen Tce MAIDEN GULLY 3551	\$680,000	02/01/2018

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 1550 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$695,000 - \$735,000  
**Median House Price**  
Year ending September 2018: \$455,000

## Comparable Properties



**49 Monsants Rd MAIDEN GULLY 3551 (REI/VG)**

Agent Comments



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 12/02/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 10926.52 sqm approx

**7 Fellows PI MAIDEN GULLY 3551 (VG)**

Agent Comments



**Price:** \$685,000  
**Method:** Sale  
**Date:** 05/10/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1092 sqm approx



**15 Kathleen Tce MAIDEN GULLY 3551 (VG)**

Agent Comments



**Price:** \$680,000  
**Method:** Sale  
**Date:** 02/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 3235 sqm approx