

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 and
postcode

5 Shiraz Court Maiden Gully VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$649,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$198,500

Property type

Land

Suburb

Maiden Gully

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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

11 Hermitage Road Maiden Gully VIC 3551	\$740,000	20-Nov-20
74 Pioneer Drive Maiden Gully VIC 3551	\$639,000	22-Dec-20
11 Hastings Drive Maiden Gully VIC 3551	\$672,500	08-Dec-20

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: 18 March 2021


11 Hermitage Road Maiden Gully VIC 3551
 4  2  2

Sold Price

\$740,000

 Sold Date **20-Nov-20**

 Distance **1.62km**

74 Pioneer Drive Maiden Gully VIC 3551
 5  2  2

Sold Price

\$639,000

 Sold Date **22-Dec-20**

 Distance **2.03km**

11 Hastings Drive Maiden Gully VIC 3551
 4  2  3

Sold Price

\$672,500

 Sold Date **08-Dec-20**

 Distance **1.98km**

53 Lower Beckhams Road Maiden Gully VIC 3551
 4  2  2

Sold Price

\$520,000

 Sold Date **25-Aug-20**

 Distance **0.13km**

47 Lower Beckhams Road Maiden Gully VIC 3551
 4  2  2

Sold Price

\$590,000

 Sold Date **10-Nov-20**

 Distance **0.19km**

16 Rachel Terrace Maiden Gully VIC 3551
 4  2  2

Sold Price

\$535,000

 Sold Date **09-Oct-20**

 Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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3 Erin Court Maiden Gully VIC 3551

Sold Price

\$550,000

 Sold Date **06-Nov-20**
 4
  2
  2

 Distance **0.25km**

4 Anteah Road Maiden Gully VIC 3551

Sold Price

\$642,500

 Sold Date **07-Oct-20**
 4
  2
  6

 Distance **0.28km**

19 Marita Drive Maiden Gully VIC 3551

Sold Price

\$570,000

 Sold Date **03-Sep-20**
 4
  2
  3

 Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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