

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 1, 2, 3, 4 / 103 Albert Street, Maiden Gully

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 \$190000 & \$195000

Median sale price

(*Delete house or unit as applicable)

Median price \$160,300 *House Vacant Land Suburb or locality Maiden Gully

Period - From 18 January 2018 to 18 June 2019 Source Pricfinder

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 6 CLAY GULLY CRT, MAIDEN GULLY, VIC 3551	\$199,000	29/01/2018
2 112 ALBERT ST, MAIDEN GULLY, VIC 3551	\$187,500	19/04/2018
3 19 CLAY GULLY CRT, MAIDEN GULLY, VIC 3551	**\$190,000	18/02/2019

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.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 24, 25, 26, 27, 28 / 103 Albert Street, Maiden Gully

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

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$160,300

*House

Vacant
Land

x

Suburb
or locality

Maiden Gully

Period - From

18 January
2018

to

18 June 2019

Source

Pricefinder

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

Address of comparable property	Price	Date of sale
1	\$	
2	\$	
3	\$	

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.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lots 9, 10 & 11 / 103 Albert Street, Maiden Gully

Indicative selling price

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

Single price

\$240000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$160,300

*House

Vacant
Land

x

Suburb
or locality

Maiden Gully

Period - From

18 January
2018

to

18 June 2019

Source

Pricefinder

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

Address of comparable property	Price	Date of sale
15 SMITHS RD, MAIDEN GULLY, VIC 3551	\$244,000	29/03/2018
20 EDEN WAY, MAIDEN GULLY, VIC 3551	\$230,000	10/04/2018
11 SMITHS RD, MAIDEN GULLY, VIC 3551	\$240,000	24/09/2018

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 18 months.