

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

19 JANELLE DRIVE 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

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Maiden Gully

Period-from

01 Feb 2024

to

31 Jan 2025

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

23 PIONEER DRIVE MAIDEN GULLY VIC 3551	\$49,000	06-Oct-99
16 LUPSON COURT MAIDEN GULLY VIC 3551	\$990,000	02-Oct-24
244 SPARROWHAWK ROAD MAIDEN GULLY VIC 3551	\$970,000	25-Jul-24

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: 28 February 2025



23 PIONEER DRIVE MAIDEN GULLY VIC 3551

Sold Price

\$49,000

Sold Date

06-Oct-99



5



2



2

Distance

1.41km



16 LUPSON COURT MAIDEN GULLY VIC 3551

Sold Price

\$990,000

Sold Date

02-Oct-24



4



2



5

Distance

1.74km



**244 SPARROWHAWK ROAD
MAIDEN GULLY VIC 3551**

Sold Price

\$970,000

Sold Date

25-Jul-24



4



2



8

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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