

## 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

33 Monsants 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 \$530,000 & \$550,000

### Median sale price

Median Price \$517,000

Property Type House

Suburb Maiden Gully

Period - From Jan 2019

to Jul 2019

Source Corelogic

### Comparable Property Sales

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 9 Bedarra Crt MAIDEN GULLY 3551 VIC	\$526,000	23/11/2018
2 44 Janelle Drv MAIDEN GULLY 3551 VIC	\$565,000	13/05/2019
3 58 Carolyn Way MAIDEN GULLY 3551 VIC	\$525,250	06/07/2018

This statement of Information was prepared on: 16/10/19