

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

82 Monsants Road, Maiden Gully Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$570,000 - \$590,000

Median sale price

Median Price \$500,000 | House | Maiden Gully

Period – From 28th May 2018 to 28th May 2019 Source – Realestate.com.au

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
8 Lyndham Avenue, Maiden Gully Vic 3551	\$620,000	07/02/2019
11 Meadows Way, Maiden Gully Vic 3551	\$562,000	02/07/2018
10 Dawson Drive, Maiden Gully Vic 3551	\$575,000	13/06/2019