

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 31 Kathleen Terrace, Maiden Gully Vic 3551
Including suburb or locality and postcode

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$498,000 Property Type House Suburb Maiden Gully

Period - From 01/10/2018 to 30/09/2019 Source REIV

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	92 Pioneer Dr MAIDEN GULLY 3551	\$645,000	17/10/2018
2	6 Bridle Ct MAIDEN GULLY 3551	\$590,000	19/08/2019
3	56 Carolyn Way MAIDEN GULLY 3551	\$580,000	14/12/2018

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.~~

This Statement of Information was prepared on: 24/10/2019 10:50

31 Kathleen Terrace, Maiden Gully Vic 3551



Property Type: House (Res)
Land Size: 2004 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median House Price
Year ending September 2019: \$498,000

Comparable Properties



92 Pioneer Dr MAIDEN GULLY 3551 (REI/VG) [Agent Comments](#)



Price: \$645,000
Method: Private Sale
Date: 17/10/2018
Property Type: House
Land Size: 2003 sqm approx



6 Bridle Ct MAIDEN GULLY 3551 (REI/VG) [Agent Comments](#)



Price: \$590,000
Method: Private Sale
Date: 19/08/2019
Rooms: 6
Property Type: House
Land Size: 1500 sqm approx



56 Carolyn Way MAIDEN GULLY 3551 (REI/VG) [Agent Comments](#)



Price: \$580,000
Method: Private Sale
Date: 14/12/2018
Rooms: 5
Property Type: House
Land Size: 1100 sqm approx

Account - Mawby Property | P: 03 54449888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.