

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

32 Kathleen Terrace, Maiden Gully VIC 3551

Indicative selling price

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

Range Between \$455,000 & \$465,000

Median sale price

Median Price \$507,500

House



Suburb
or locality

Maiden Gully

Period - From Jan 2019

to

Apr 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

	Address of comparable property	Price	Date of sale
1	13 Arlington Crt, Maiden Gully VIC 3551	\$455,000	12/03/2019
2	3 Rathbones Lane, Maiden Gully VIC 3551	\$457,000	15/05/2019
3	1 Damien Crt, Maiden Gully VIC 3551	\$475,000	23/07/2018