

## STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**Lot 3 Coleman Close (Off Kronk Street), Maiden Gully, VIC 3551**

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### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$240,000 & \$260,000**

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### MEDIAN SALE PRICE

**Median price \$166,750 | Land | Maiden Gully (3551)**

**Period - From 1 August 2018 to 31 July 2019 | Source - CoreLogic**

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### COMPARABLE PROPERTY SALES

**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.**