

## 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

56 Janelle Drive, 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

\$520,000

&

\$550,000

#### Median sale price

Median price

\$488,000

House

X

Unit

Suburb or locality

Maiden Gully

Period - From

01/04/2018

to

31/03/2019

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 eighteen 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	5 Ayden PI MAIDEN GULLY 3551	\$527,500	23/05/2018
2	2 Merlot CI MAIDEN GULLY 3551	\$519,000	26/10/2018
3	12 Therese Way MAIDEN GULLY 3551	\$515,000	12/03/2019

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 eighteen months.



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**Rooms:**  
**Property Type:** Land  
**Land Size:** 751 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$520,000 - \$550,000  
**Median House Price**  
Year ending March 2019: \$488,000

Quality Dennis Family Home build 5 years old 751m2 block 4 bedrooms, all with ceiling fans Large main bedroom, walk in robe Ensuite with double basin vanity, shower, toilet Walk in robes to all other bedrooms Semi ensuite/main bathroom to bedroom 4, shower, bath, vanity Powder room 2 x linen press Theatre room/2nd living, speakers installed Open plan Kitchen, Meals, Family Stone benchtops, stainless steel appliances Bellissimo gas oven, dishwasher and range Island bench, large walk in pantry Gas ducted heating, evaporative air conditioning Split system to family room

## Comparable Properties



**5 Ayden PI MAIDEN GULLY 3551 (VG)**

Agent Comments

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**Price:** \$527,500  
**Method:** Sale  
**Date:** 23/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 800 sqm approx



**12 Therese Way MAIDEN GULLY 3551 (REI)**

Agent Comments

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**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 12/03/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 800 sqm approx