

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**42 Lower Beckhams Rd,
MAIDEN GULLY 3551**

House



3 beds



2 baths



4 parking

Indicative selling price

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

Range \$340,000 - \$360,000

Median sale price

Median **House** for **MAIDEN GULLY** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$496,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

13 Parklands Way,
Maiden Gully 3551

Price **\$340,000** Sold 24 April
2018

2 Elda Crt,
Kangaroo Flat 3555

Price **\$340,000** Sold 30
August 2019

12 Lukin Cres,
Kangaroo Flat 3555

Price **\$355,000** Sold 12
August 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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Contact agents



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