

**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**

---

PROPERTY OFFERED FOR SALE

**Lot 4 Coleman Close (Off Kronk Street), 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 \$300,000 & \$330,000**

---

MEDIAN SALE PRICE

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

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

---

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.**