

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

13 Parklands Way, Maiden Gully VIC 3551

Indicative selling price

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

Range Between \$330,000 & \$350,000

Median sale price

Median Price \$477,756

House



Suburb
or locality

Maiden Gully

Period - From Nov 2016

to

Nov 2017

Source

Pricefinder

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

1	15 Parklands Way, Maiden Gully VIC 3551	\$360,000	27/09/2016
2	7 Ayden Pl, Maiden Gully VIC 3551	\$345,000	19/08/2016
3	50 Carolyn Way, Maiden Gully VIC 3551	\$335,000	27/06/2017