

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29A EMMALINE DRIVE, MAIDEN GULLY,



Indicative Selling Price

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

Single Price: \$185,000

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$177,500

01 July 2016 to 30 June 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



115 PIONEER DR, MAIDEN GULLY, VIC 3551



Sale Price

\$220,000

Sale Date: 27/04/2016

Distance from Property: 3.5km



46 MONSANTS RD, MAIDEN GULLY, VIC 3551



Sale Price

\$240,000

Sale Date: 19/07/2016

Distance from Property: 1km



15 YVONNE CRT, MAIDEN GULLY, VIC 3551



Sale Price

\$172,000

Sale Date: 24/05/2017

Distance from Property: 819m



This report has been compiled on 12/09/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29A EMMALINE DRIVE, MAIDEN GULLY, VIC 3551

Indicative selling price

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

Single Price: \$185,000

Median sale price

Median price

\$177,500

House

Unit

Suburb

MAIDEN GULLY

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
115 PIONEER DR, MAIDEN GULLY, VIC 3551	\$220,000	27/04/2016
46 MONSANTS RD, MAIDEN GULLY, VIC 3551	\$240,000	19/07/2016
15 YVONNE CRT, MAIDEN GULLY, VIC 3551	\$172,000	24/05/2017