

# **STATEMENT OF INFORMATION**

153 EDWARDS ROAD, MAIDEN GULLY, VIC 3551

PREPARED BY SELECT PROPERTY GROUP, 36 HIGH STREET EAGLEHAWK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**153 EDWARDS ROAD, MAIDEN GULLY,**

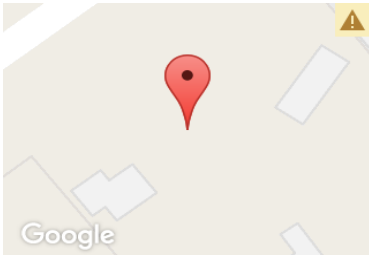


**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$550,000 to \$575,000**

## SUBURB MEDIAN



**MAIDEN GULLY, VIC, 3551**

**Suburb Median Sale Price (House)**

**\$480,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

## 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

153 EDWARDS ROAD, 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)

Single Price / Range

\$550,000 to \$575,000

### Median sale price

Median price

\$480,000

House

Unit

Suburb

MAIDEN GULLY

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### 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.