Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	72 Edwards Road, Maiden Gully Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$670,000	&	$710,000

Median sale price

Median price	$760,000	Property type	*House*	Suburb	Maiden Gully
Period - From	01/06/2021	to	31/05/2022	Source	CoreLogic

Comparable property sales

A* 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
35 Maiden Gully Road, Maiden Gully Vic 3551	$670,000	07/02/2022
34 Burra Burra Road, Maiden Gully Vic 3551	$700,000	16/02/2022
3 Rathbones Lane, Maiden Gully Vic 3551	$689,000	15/11/2021

This Statement of Information was prepared on: 28/06/2022