

STATEMENT OF INFORMATION

1A DROVERS CLOSE, MAIDEN GULLY, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A DROVERS CLOSE, MAIDEN GULLY, VIC  3  2  2

Indicative Selling Price

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

Price Range:

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (House)

\$482,500

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.



7 KAWANA DR, MAIDEN GULLY, VIC 3551  3  2  4

Sale Price

\$415,000

Sale Date: 27/03/2017

Distance from Property: 2.7km



25 PIONEER DR, MAIDEN GULLY, VIC 3551  3  2  3

Sale Price

\$414,000

Sale Date: 17/08/2016

Distance from Property: 2.8km



17 PATRICIA CRT, MAIDEN GULLY, VIC 3551  4  2  2

Sale Price

\$409,000

Sale Date: 10/05/2016

Distance from Property: 1.2km



This report has been compiled on 13/07/2017 by Professionals Bendigo. 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

1A DROVERS CLOSE, MAIDEN GULLY, VIC 3551

Indicative selling price

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

Price Range:

Median sale price

Median price

\$482,500

House

X

Unit

Suburb

MAIDEN GULLY

Period

01 July 2016 to 30 June 2017

Source



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
7 KAWANA DR, MAIDEN GULLY, VIC 3551	\$415,000	27/03/2017
25 PIONEER DR, MAIDEN GULLY, VIC 3551	\$414,000	11/08/2016
17 PATRICIA CRT, MAIDEN GULLY, VIC 3551	\$409,000	10/08/2016