





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 33 EMMALINE DRIVE, MAIDEN GULLY, VIC 🕮 4 🕒 2 🚓 2

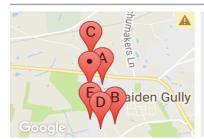
#### **Indicative Selling Price**

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

\$495,000 to \$520,000 Price Range:

Provided by: Wes Dorrington, Bendigo Property Plus

#### **MEDIAN SALE PRICE**



## **MAIDEN GULLY, VIC, 3551**

**Suburb Median Sale Price (House)** 

\$477,756

01 April 2017 to 31 March 2018

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.



2 SETTLERS PL, MAIDEN GULLY, VIC 3551







Sale Price

\*\$495,000

Sale Date: 11/04/2018

Distance from Property: 358m





62 MONSANTS RD, MAIDEN GULLY, VIC 3551 🕮 4







**Sale Price** 

\$495,000

Sale Date: 07/11/2017

Distance from Property: 1.2km





37 HERMITAGE RD, MAIDEN GULLY, VIC 3551 🖴 4







Sale Price

\$437,000

Sale Date: 08/01/2017

Distance from Property: 873m







# 24 MICHELLE DR, MAIDEN GULLY, VIC 3551 🚊 5 😩 2 🚓 4







Sale Price

\*\$525,000

Sale Date: 09/10/2017

Distance from Property: 1.2km





6 MICHELLE DR, MAIDEN GULLY, VIC 3551









Sale Price

\$465,000

Sale Date: 15/08/2016

Distance from Property: 896m



## 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	33 EMMALINE DRIVE, MAIDEN GULLY, VIC 3551
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## Indicative selling price

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

Price Range: \$495,000 to \$520,000

## Median sale price

Median price	\$477,756	House	X	Unit	Suburb	MAIDEN GULLY
Period	01 April 2017 to 31 March 2018		Source	p	ricefinder	

## 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
2 SETTLERS PL, MAIDEN GULLY, VIC 3551	*\$495,000	11/04/2018
62 MONSANTS RD, MAIDEN GULLY, VIC 3551	\$495,000	07/11/2017
37 HERMITAGE RD, MAIDEN GULLY, VIC 3551	\$437,000	08/01/2017
24 MICHELLE DR, MAIDEN GULLY, VIC 3551	*\$525,000	09/10/2017

6 MICHELLE DR, MAIDEN GULLY, VIC 3551	\$465,000	15/08/2016
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