



STATEMENT OF INFORMATION

33 EMMALINE DRIVE, MAIDEN GULLY, VIC 3551

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

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

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

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

 4  2  10

Sale Price

***\$495,000**

Sale Date: 11/04/2018

Distance from Property: 358m



62 MONSANTS RD, MAIDEN GULLY, VIC 3551

 4  2  4

Sale Price

\$495,000

Sale Date: 07/11/2017

Distance from Property: 1.2km



37 HERMITAGE RD, MAIDEN GULLY, VIC 3551

 4  2  4

Sale Price

\$437,000

Sale Date: 08/01/2017

Distance from Property: 873m



This report has been compiled on 27/04/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

 3  2  6

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

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



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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