

# STATEMENT OF INFORMATION

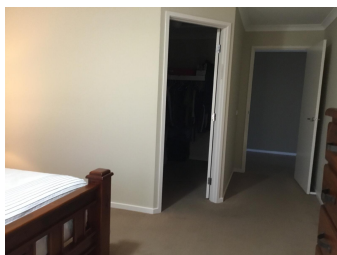
5 AYDEN PLACE, MAIDEN GULLY, VIC 3551

PREPARED BY PAUL BYRNE, BENDIGO REAL ESTATE, PHONE: 0439 441 198



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 5 AYDEN PLACE, MAIDEN GULLY, VIC

 4  2  2

#### Indicative Selling Price

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

Price Range: **\$540,000 to \$570,000**

Provided by: Paul Byrne, Bendigo Real Estate

## MEDIAN SALE PRICE



### MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (House)

**\$505,000**

01 April 2019 to 31 March 2020

Provided by: 

## 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.



### 33 MONSANTS RD, MAIDEN GULLY, VIC

 3  2  6

#### Sale Price

**\$545,000**

Sale Date: 06/01/2020

Distance from Property: 685m



### 11 JANELLE DR, MAIDEN GULLY, VIC 3551

 3  2  4

#### Sale Price

**\$567,500**

Sale Date: 06/12/2019

Distance from Property: 339m



### 82 MONSANTS RD, MAIDEN GULLY, VIC

 3  2  6

#### Sale Price

**\$570,000**

Sale Date: 20/09/2019

Distance from Property: 1km



This report has been compiled on 24/06/2020 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

5 AYDEN PLACE, 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)

Price Range:

\$540,000 to \$570,000

### Median sale price

Median price

\$505,000

Property type

House

Suburb

MAIDEN GULLY

Period

01 April 2019 to 31 March 2020

Source

pricefinder

### 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

Price

Date of sale

33 MONSANTS RD, MAIDEN GULLY, VIC 3551	\$545,000	06/01/2020
11 JANELLE DR, MAIDEN GULLY, VIC 3551	\$567,500	06/12/2019
82 MONSANTS RD, MAIDEN GULLY, VIC 3551	\$570,000	20/09/2019

This Statement of Information was prepared

24/06/2020