

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**139 Carolyn Way,  
MAIDEN GULLY 3551**

### Indicative selling price

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

**Range \$340,000 - \$360,000**

### Median sale price

Median **House** for **MAIDEN GULLY** for period **Feb 2017 - Feb 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$494,000**

### 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 the most comparable to the property for sale.

**24 Bedarra Court,**  
Maiden Gully VIC 3551

**Price \$380,000** Sold 18  
November 2017

**14 Smiths Road,**  
Maiden Gully VIC 3551

**Price \$370,000** Sold 19  
October 2017

**19 Monsants Road,**  
Maiden Gully VIC 3551

**Price \$395,000** Sold 03  
March 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

4 beds

2 baths

#### Elders Real Estate Bendigo

46 Queen Street,  
Bendigo VIC 3550

#### Contact agents



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