



# STATEMENT OF INFORMATION

50 MCMILLAN ROAD, GREEN GULLY, VIC 3462

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**50 MCMILLAN ROAD, GREEN GULLY, VIC**



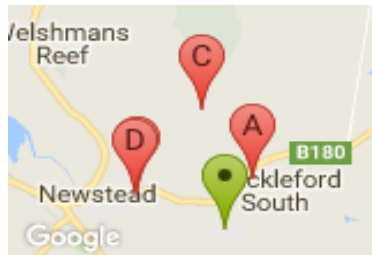
**Indicative Selling Price**

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

**Price Range: \$450,000 to \$460,000**

Provided by: Di Selwood, Bendigo Property Plus

## MEDIAN SALE PRICE



**GREEN GULLY, VIC, 3462**

Suburb Median Sale Price (House)

**\$347,500**

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.



**2417 PYRENEES HWY, MUCKLEFORD SOUTH,**



Sale Price

**\*\*\$440,000**

Sale Date: 04/12/2017

Distance from Property: 1.6km



**69 PYRENEES HWY, NEWSTEAD, VIC 3462**



Sale Price

**\*\$502,000**

Sale Date: 23/12/2017

Distance from Property: 2.5km



**102 OMEGA REEF RD, NEWSTEAD, VIC 3462**



Sale Price

**\$435,000**

Sale Date: 20/02/2018

Distance from Property: 3.6km



This report has been compiled on 25/06/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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54 PYRENEES HWY, NEWSTEAD, VIC 3462

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Sale Price

**\*\$505,000**

Sale Date: 09/05/2018

Distance from Property: 2.6km



## 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

50 MCMILLAN ROAD, GREEN GULLY, VIC 3462

### Indicative selling price

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

Price Range: \$450,000 to \$460,000

### Median sale price

Median price \$347,500

House

Unit

Suburb

GREEN GULLY

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

### 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
2417 PYRENEES HWY, MUCKLEFORD SOUTH, VIC 3462	**\$440,000	04/12/2017
69 PYRENEES HWY, NEWSTEAD, VIC 3462	*\$502,000	23/12/2017
102 OMEGA REEF RD, NEWSTEAD, VIC 3462	\$435,000	20/02/2018
54 PYRENEES HWY, NEWSTEAD, VIC 3462	*\$505,000	09/05/2018