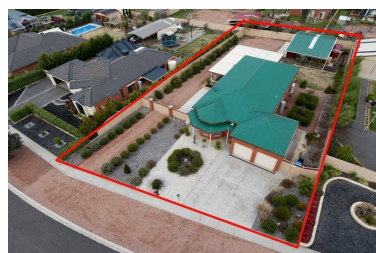


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 MARCUS COURT, MAIDEN GULLY, VIC**

 4  2  4

Indicative Selling Price

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

Price Range: **\$500,000 to \$535,000**

## MEDIAN SALE PRICE



**MAIDEN GULLY, VIC, 3551**

Suburb Median Sale Price (House)

**\$486,750**

01 April 2017 to 30 September 2017

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.



**62 MONSANTS RD, MAIDEN GULLY, VIC 3551**

 4  2  4

Sale Price

**\*\$495,000**

Sale Date: 27/11/2017

Distance from Property: 392m



**5 RATHBONES LANE, MAIDEN GULLY, VIC**

 4  2  4

Sale Price

**Price Withheld**

Sale Date: 31/08/2017

Distance from Property: 647m



**34 PIONEER DR, MAIDEN GULLY, VIC 3551**

 4  3  4

Sale Price

**\$575,000**

Sale Date: 21/06/2017

Distance from Property: 2.3km



This report has been compiled on 13/12/2017 by Webster Real Estate Bendigo Pty Ltd. Property Data Solutions Pty Ltd 2017 - [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 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 MARCUS COURT, 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: \$500,000 to \$535,000

### Median sale price

Median price

\$486,750

House

Unit

Suburb

MAIDEN GULLY

Period

01 April 2017 to 30 September 2017

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
62 MONSANTS RD, MAIDEN GULLY, VIC 3551	*\$495,000	27/11/2017
5 RATHBONES LANE, MAIDEN GULLY, VIC 3551	Price Withheld	31/08/2017
34 PIONEER DR, MAIDEN GULLY, VIC 3551	\$575,000	21/06/2017