



# STATEMENT OF INFORMATION

LOT 71 ARMITAGE ESTATE, 830 CALDER HIGHWAY, MAIDEN GULLY, VIC-3551

PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**LOT 71 ARMITAGE ESTATE, 830 CALDER**



**Indicative Selling Price**

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

**Single Price: \$230,000**

## MEDIAN SALE PRICE



**MAIDEN GULLY, VIC, 3551**

**Suburb Median Sale Price (Vacant Land)**

**\$177,500**

01 January 2017 to 31 December 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.



**3 TREEMONT WAY, MAIDEN GULLY, VIC 3551**



**Sale Price**

**\$225,000**

Sale Date: 25/08/2016

Distance from Property: 1.4km



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



**Sale Price**

**\$213,000**

Sale Date: 24/11/2016

Distance from Property: 3km



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



**Sale Price**

**\$240,000**

Sale Date: 19/07/2016

Distance from Property: 1.1km



This report has been compiled on 15/01/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - [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

LOT 71 ARMITAGE ESTATE, 830 CALDER HIGHWAY, 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)

Single Price: \$230,000

### Median sale price

Median price

\$177,500

House

Unit

Suburb

MAIDEN GULLY

Period

01 January 2017 to 31 December  
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
3 TREEMONT WAY, MAIDEN GULLY, VIC 3551	\$225,000	25/08/2016
117 PIONEER DR, MAIDEN GULLY, VIC 3551	\$213,000	24/11/2016
46 MONSANTS RD, MAIDEN GULLY, VIC 3551	\$240,000	19/07/2016