

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 BOLITHO TERRACE, MAIDEN GULLY,**

 3  2  2

**Indicative Selling Price**

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

**Price Range: \$695,000 to \$760,000**

Provided by: Laura Campbell, Bendigo real estate

## MEDIAN SALE PRICE



**MAIDEN GULLY, VIC, 3551**

Suburb Median Sale Price (House)

**\$790,400**

01 January 2023 to 31 December 2023

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.



**83 NORELLE CRES, GOLDEN SQUARE, VIC**

 3  2  3

Sale Price

**\*\$705,000**

Sale Date: 14/10/2023

Distance from Property: 2.6km



**27 WADE ST, GOLDEN SQUARE, VIC 3555**

 3  2  2

Sale Price

**\*\*\$700,000**

Sale Date: 16/08/2023

Distance from Property: 2.7km



**33 MISTLETOE ST, GOLDEN SQUARE, VIC**

 3  2  2

Sale Price

**\$720,000**

Sale Date: 31/08/2023

Distance from Property: 2.4km



This report has been compiled on 23/01/2024 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2024 - [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

31 BOLITHO TERRACE, 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: \$695,000 to \$760,000

### Median sale price

Median price

\$790,400

Property type

House

Suburb

MAIDEN GULLY

Period

01 January 2023 to 31 December 2023

Source



### 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

83 NORELLE CRES, GOLDEN SQUARE, VIC 3555	*\$705,000	14/10/2023
27 WADE ST, GOLDEN SQUARE, VIC 3555	**\$700,000	16/08/2023
33 MISTLETOE ST, GOLDEN SQUARE, VIC 3555	\$720,000	31/08/2023

This Statement of Information was prepared

23/01/2024