

STATEMENT OF INFORMATION

6 HIGGINS HILL DRIVE, MAIDEN GULLY, VIC 3551

PREPARED BY DELANEY BARKER , RAY WHITE BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 HIGGINS HILL DRIVE, MAIDEN GULLY,



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$400,000 to \$440,000

Provided by: Delaney Barker, Ray White Bendigo

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$385,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



41 LINDAM AVE, MAIDEN GULLY, VIC 3551



Sale Price

\$440,000

Sale Date: 31/07/2023

Distance from Property: 2km



49 WESTBURY BVD, MAIDEN GULLY, VIC 3551



Sale Price

\$412,500

Sale Date: 14/08/2023

Distance from Property: 4.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

6 HIGGINS HILL DRIVE, MAIDEN GULLY, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$385,000

Property type

Vacant Land

Suburb

MAIDEN GULLY

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property

Price

Date of sale

41 LYNDAM AVE, MAIDEN GULLY, VIC 3551	\$440,000	31/07/2023
49 WESTBURY BVD, MAIDEN GULLY, VIC 3551	\$412,500	14/08/2023

This Statement of Information was prepared on:

01/05/2024

STATEMENT OF INFORMATION

6A HIGGINS HILL DRIVE, MAIDEN GULLY, VIC 3551

PREPARED BY DELANEY BARKER , RAY WHITE BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980


6A HIGGINS HILL DRIVE, MAIDEN GULLY,  -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting
Price Range: \$370,000 to \$390,000

Provided by: Delaney Barker , Ray White Bendigo

MEDIAN SALE PRICE


MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$385,000

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.


48 WESTBURY BVD, MAIDEN GULLY, VIC 3551  -  -  -

Sale Price

\$385,000

Sale Date: 25/09/2023

Distance from Property: 4.3km


8 PRATTYS WAY, MAIDEN GULLY, VIC 3551  -  -  -

Sale Price

\$390,000

Sale Date: 06/12/2023

Distance from Property: 1.3km



This report has been compiled on 01/05/2024 by Ray White Bendigo. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

6A HIGGINS HILL DRIVE, MAIDEN GULLY, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$370,000 to \$390,000


Median sale price

Median price: \$385,000

Property type: Vacant Land

Suburb: MAIDEN GULLY

Period: 01 April 2023 to 31 March 2024

Source: 

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
48 WESTBURY BVD, MAIDEN GULLY, VIC 3551	\$385,000	25/09/2023
8 PRATTYS WAY, MAIDEN GULLY, VIC 3551	\$390,000	06/12/2023

This Statement of Information was prepared on:

01/05/2024