STATEMENT OF INFORMATION

312 VIEW STREET, BENDIGO, VIC 3550
PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

312 VIEW STREET, BENDIGO, VIC 3550

🛏 2   🚢 -   🚗 -
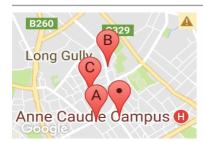
Indicative Selling Price

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

Price Range: **300,000 to 330,000**

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE

BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

$390,000

01 July 2016 to 30 June 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.

2 HARRISON ST, BENDIGO, VIC 3550

🛏 2   🚢 1   🚗 2

Sale Price

$301,000

Sale Date: 29/11/2016

Distance from Property: 318m   Ⓐ

40 MORAN ST, LONG GULLY, VIC 3550

🛏 3   🚢 2   🚗 2

Sale Price

$283,000

Sale Date: 21/03/2017

Distance from Property: 755m   Ⓑ

27 HILL ST, BENDIGO, VIC 3550

🛏 3   🚢 1   🚗 1

Sale Price

$328,000

Sale Date: 19/02/2017

Distance from Property: 525m   Ⓒ

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	312 VIEW STREET, BENDIGO, VIC 3550

Indicative selling price

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

Price Range:	300,000 to 330,000

Median sale price

Median price	$390,000	House	X	Unit		Suburb	BENDIGO
Period	01 July 2016 to 30 June 2017			Source		pricefinder	

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
2 HARRISON ST, BENDIGO, VIC 3550	$301,000	29/11/2016
40 MORAN ST, LONG GULLY, VIC 3550	$283,000	21/03/2017
27 HILL ST, BENDIGO, VIC 3550	$328,000	19/02/2017

CONSUMER AFFAIRS VICTORIA