

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

7 Nettle Street, Ironbark Vic 3550

Indicative selling price

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

Range \$379,000-\$399,000

Median sale price

Median Price \$300,000 | House | Ironbark

Period – 12th March 2017 to 12th March 2018 Source – RPdata

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
212 Don Street, Bendigo Vic 3550	\$435,000	21/11/2017
46 Honeysuckle Street, Bendigo Vic 3550	\$400,000	15/12/17
29 Honeysuckle Street, Bendigo Vic 3550	\$405,000	22/11/2017