

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

277 King Street, Bendigo Vic 3550

### Indicative selling price

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

Range between \$299,000 & \$319,000

### Median sale price

Median price \$445,000 Property Type House Suburb Bendigo

Period - From 25/11/2019 to 24/11/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	140 King St BENDIGO 3550	\$350,000	04/06/2020
2	71 King St BENDIGO 3550	\$345,000	01/10/2019
3	81 King St BENDIGO 3550	\$330,000	05/05/2020

OR

~~**B\*** 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.~~

This Statement of Information was prepared on:

25/11/2020 10:59



**Property Type:** house  
**Land Size:** 354 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$299,000 - \$319,000  
**Median House Price**  
25/11/2019 - 24/11/2020: \$445,000

## Comparable Properties

### 140 King St BENDIGO 3550 (VG)

Agent Comments



**Price:** \$350,000  
**Method:** Sale  
**Date:** 04/06/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 436 sqm approx



### 71 King St BENDIGO 3550 (REI/VG)

Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 01/10/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 250 sqm approx



### 81 King St BENDIGO 3550 (VG)

Agent Comments



**Price:** \$330,000  
**Method:** Sale  
**Date:** 05/05/2020  
**Property Type:** House on commercial land  
**Land Size:** 330 sqm approx