

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between &

Median sale price

Median price Property type Suburb
Period - From to 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 property	Price	Date of sale
1/135 Wills Street, Bendigo	\$402,000	13 th December 2024
3/113 Bridge Street, Bendigo	\$375,000	12 th February 2024
2/125 Mitchell Street, Bendigo	\$365,000	20 th May 2024

This Statement of Information was prepared on: