

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

171 Lloyd Street, East Bendigo Vic 3550

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$318,000 House ☒ Unit ☐ Suburb or locality East Bendigo

Period - From 01/01/2018 to 31/12/2018 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 eighteen 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	7 Solomon St EAST BENDIGO 3550	\$320,000	07/01/2019
2	65 Day St EAST BENDIGO 3550	\$320,000	21/02/2018
3	10 Brooke Ct EAST BENDIGO 3550	\$305,000	22/05/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price

\$325,000

Median House Price

Year ending December 2018: \$318,000

Comparable Properties



7 Solomon St EAST BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 07/01/2019

Rooms: 4

Property Type: House

Land Size: 386 sqm approx



65 Day St EAST BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 21/02/2018

Rooms: 4

Property Type: House

Land Size: 354 sqm approx



10 Brooke Ct EAST BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 22/05/2018

Rooms: 5

Property Type: House

Land Size: 401 sqm approx