

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality
and postcode

Lot 1 and 2, 9 Strickland Road, East Bendigo VIC 3550

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 1	\$169,950	or range between	\$*	&	\$
Lot 2	\$169,950	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$175,500 Suburb or locality EAST BENDIGO

Period - From 27/08/2018 To 27/02/2020 Source PRICEFINDER

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOT 1 and LOT 2	1 12 Rheola Drive, White Hills VIC 3550	\$155,000	13/09/2018
	2 8 Rheola Drive, White Hills VIC 3550	\$ 152,000	08/08/2019
	3 10 Orville Way, White Hills VIC 3550	\$ 159,500	21/12/2018

This Statement of Information was prepared on: 27/02/2020