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 and postcode

30A BAYNE STREET NORTH BENDIGO VIC 3550

Indicative selling price

Period-from

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

Single Price		or range between	\$550,000	&	\$570,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$411,750	Property type	Unit	Suburb	North Bendigo			

30 Apr 2023

Source

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

01 May 2022

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.

to

Address of comparable property	Price	Date of sale	
19 THUNDER STREET NORTH BENDIGO VIC 3550	\$515,000	06-Feb-23	
4 ST JAMES WOOD DRIVE NORTH BENDIGO VIC 3550	\$580,000	23-Feb-23	
18A BANNISTER STREET NORTH BENDIGO VIC 3550	\$595,000	27-Jun-22	

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: 18 May 2023



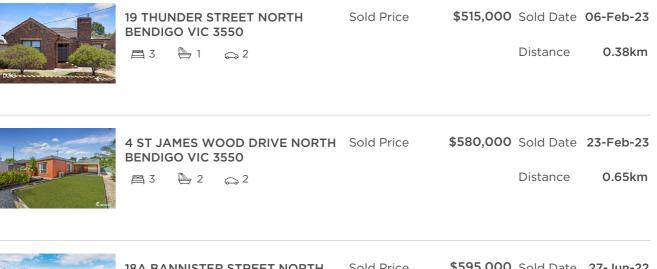
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18A BANNISTER STREET NORTH BENDIGO VIC 3550		Sold Price	\$595,000	Sold Date	27-Jun-22		
	3	2 🚔	ç; 2			Distance	0.28km

RS = Recent sale UN = Undisclosed Sale

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