

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

9 RYAN STREET NORTH 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)

Single Price

or range
between

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,719

Property type

Commercial

Suburb

North Bendigo

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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

45 BAYNE STREET NORTH BENDIGO VIC 3550	\$455,000	22-Dec-21
5 AFTON STREET NORTH BENDIGO VIC 3550	\$525,000	21-Nov-21
7 BANNISTER STREET NORTH BENDIGO VIC 3550	\$668,000	01-Dec-21

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: 13 June 2022



**45 BAYNE STREET NORTH
BENDIGO VIC 3550**

3 2 1

Sold Price **\$455,000** Sold Date **22-Dec-21**

Distance **0.24km**



**5 AFTON STREET NORTH
BENDIGO VIC 3550**

3 1 2

Sold Price **\$525,000** Sold Date **21-Nov-21**

Distance **-**



**7 BANNISTER STREET NORTH
BENDIGO VIC 3550**

3 2 2

Sold Price **\$668,000** Sold Date **01-Dec-21**

Distance **-**



**23 SMITH STREET NORTH
BENDIGO VIC 3550**

3 1 2

Sold Price **\$470,000** Sold Date **01-Mar-22**

Distance **0.12km**



**121 BARNARD STREET BENDIGO
VIC 3550**

3 1 -

Sold Price **\$440,000** Sold Date **19-Feb-22**

Distance **0.64km**



**50 BAYNE STREET NORTH
BENDIGO VIC 3550**

3 2 2

Sold Price **\$605,000** Sold Date **15-Feb-22**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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40 ULEY STREET BENDIGO VIC 3550

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **08-Mar-22**

- -

Distance **0.52km**

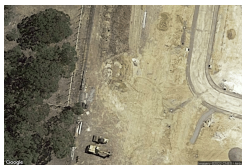


284 NAPIER STREET BENDIGO VIC 3550

Sold Price ^{RS} **\$772,000** Sold Date **26-May-22**

- - 1

Distance **0.91km**



44 TOPAZ AVENUE WHITE HILLS VIC 3550

Sold Price **\$360,000** Sold Date **22-Mar-22**

- - 2

Distance **1.42km**



85 LANGSTON STREET IRONBARK VIC 3550

Sold Price **\$410,000** Sold Date **03-Mar-22**

- -

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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