

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

194 MCCRAE STREET 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,050

Property type

House

Suburb

Bendigo

Period-from

01 Jan 2022

to

31 Dec 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

126 WILLIAMSON STREET BENDIGO VIC 3550	\$580,000	22-Aug-22
619 HARGREAVES STREET GOLDEN SQUARE VIC 3555	\$595,000	23-Feb-22
151 QUEEN STREET BENDIGO VIC 3550	\$620,000	25-Nov-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: 05 January 2023



126 WILLIAMSON STREET BENDIGO VIC 3550

 2
  1
  1

Sold Price

\$580,000

Sold Date **22-Aug-22**

Distance

1.14km


619 HARGREAVES STREET GOLDEN SQUARE VIC 3555

 2
  1
  1

Sold Price

\$595,000

Sold Date **23-Feb-22**

Distance

2.47km


151 QUEEN STREET BENDIGO VIC 3550

 2
  1
  1

Sold Price

\$620,000

Sold Date **25-Nov-21**

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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