

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

82 Victa 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)

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,950

Property type

Land

Suburb

East Bendigo

Period-from

01 Mar 2020

to

28 Feb 2021

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

13 Alstonvale Court East Bendigo VIC 3550	\$990,000	26-Jun-19
27 McDowalls Road East Bendigo VIC 3550	\$451,000	05-May-17
5B Roanoak Court East Bendigo VIC 3550	\$400,000	22-Dec-17

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: 12 March 2021

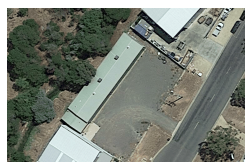


**13 Alstonvale Court East Bendigo
VIC 3550**

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Sold Price **\$990,000** Sold Date **26-Jun-19**

Distance **0.54km**



**27 McDowalls Road East Bendigo
VIC 3550**

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Sold Price **\$451,000** Sold Date **05-May-17**

Distance **0.86km**



**5B Roanoak Court East Bendigo
VIC 3550**

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Sold Price **\$400,000** Sold Date **22-Dec-17**

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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