

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

3 Cottage Crescent 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

or range
between

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

East Bendigo

Period-from

01 Mar 2021

to

28 Feb 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

5 Carwardine Street East Bendigo VIC 3550	\$650,000	24-Sep-21
29 Murphy Street Kennington VIC 3550	\$531,000	09-Jul-21
25 Havlin Street East Kennington VIC 3550	\$625,000	30-Jun-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: 07 March 2022



**5 Carwardine Street East Bendigo
VIC 3550**

 3  1  1

Sold Price **\$650,000** Sold Date **24-Sep-21**

Distance **0.61km**



**29 Murphy Street Kennington VIC
3550**

 3  1  1

Sold Price **\$531,000** Sold Date **09-Jul-21**

Distance **0.8km**



**25 Havlin Street East Kennington
VIC 3550**

 3  1  1

Sold Price **\$625,000** Sold Date **30-Jun-21**

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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