

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32a Uley Street, Bendigo Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000

&

\$700,000

### Median sale price

Median price \$450,000

Property Type Unit

Suburb Bendigo

Period - From 19/11/2019

to

18/11/2020

Source REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1	62 Rowan St BENDIGO 3550	\$705,000	01/06/2020
2	36b Havlin St.W BENDIGO 3550	\$675,000	22/04/2020
3	133 Bridge St BENDIGO 3550	\$650,000	12/08/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/11/2020 15:11



4   2   2

**Property Type:** House  
**Land Size:** 428 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$700,000  
**Median Unit Price**  
19/11/2019 - 18/11/2020: \$450,000

## Comparable Properties



**62 Rowan St BENDIGO 3550 (VG)**

**Agent Comments**

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**Price:** \$705,000  
**Method:** Sale  
**Date:** 01/06/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 221 sqm approx



**36b Havlin St.W BENDIGO 3550 (REI)**

**Agent Comments**

3   2   2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 22/04/2020  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 174 sqm approx



**133 Bridge St BENDIGO 3550 (VG)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Sale  
**Date:** 12/08/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 748 sqm approx