

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

42 Langston 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Bendigo

Period-from

01 Feb 2020

to

31 Jan 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

205 Forest Street Bendigo VIC 3550	\$565,000	15-Jun-20
27 Frederick Street North Bendigo VIC 3550	\$550,000	29-Jan-21
61 Drought Street Bendigo VIC 3550	\$515,000	07-Dec-20

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.~~

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Patrick Skahill
P 5443 1744
M 0401 722 581
E patrick@eldersbendigo.com.au



205 Forest Street Bendigo VIC 3550

5 2 -

Sold Price

\$565,000

Sold Date

15-Jun-20

Distance

0.11km



27 Frederick Street North Bendigo VIC 3550

3 2 1

Sold Price

^{RS} **\$550,000**

Sold Date

29-Jan-21

Distance

0.64km



61 Drought Street Bendigo VIC 3550

2 1 1

Sold Price

\$515,000

Sold Date

07-Dec-20

Distance

0.71km



36 Drought Street Bendigo VIC 3550

4 2 -

Sold Price

\$560,000

Sold Date

19-Sep-20

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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