

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 or
locality and postcode

7 Caledonia Street, North Bendigo 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$410,000 & \$430,000

Median sale price

Median price

\$507,500

Property type

House

Suburb

North Bendigo

Period - From

18th September 2021

to

19th September 2022

Source

Realestate.com.au

Comparable property sales

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
6 Grattan Street, North Bendigo	\$ 430,000	20 th July 2022
108 Holdsworth Road. North Bendigo	\$ 440,000	18 th July 2022
47 Moray Crescent, North Bendigo	\$ 400,000	31 st May 2022

This Statement of Information was prepared on: 19th September 2022