

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 1/367 Barnard Street, Bendigo, VIC 3550

Indicative selling price

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

Range \$350,000 & \$370,000

Median sale price

Median price NA Property Type House Suburb Bendigo (3550)

Period - From 01/11/2022 to 31/10/2023 Source Realestate.com

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are two 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
1/117 Hargreaves Street, Bendigo	\$375,000	13/12/2022
2/113 Bridge Street, Bendigo	\$360,000	11/10/2023
2/32 Arnold Street, Bendigo	\$360,000	19/04/2023

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: 16/11/2023