



STATEMENT OF INFORMATION

50 HOSPITAL STREET, WEDDERBURN, VIC 3518

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 HOSPITAL STREET, WEDDERBURN,

 4  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 190,000 to 195,000.

Provided by: Lois De Jong, Bendigo Property Plus

MEDIAN SALE PRICE



WEDDERBURN, VIC, 3518

Suburb Median Sale Price (House)

\$160,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



88 HIGH ST, WEDDERBURN, VIC 3518

 3  1  3

Sale Price

Price Withheld

Sale Date: 30/03/2017

Distance from Property: 431m



151 HIGH ST, WEDDERBURN, VIC 3518

 3  1  10

Sale Price

\$212,000

Sale Date: 25/02/2017

Distance from Property: 705m



36 HIGH ST, WEDDERBURN, VIC 3518

 3  2  2

Sale Price

\$200,000

Sale Date: 02/01/2017

Distance from Property: 713m



This report has been compiled on 25/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

50 HOSPITAL STREET, WEDDERBURN, VIC 3518

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

190,000 to 195,000.

Median sale price

Median price

\$160,000

House

X

Unit


Suburb

WEDDERBURN

Period

01 April 2016 to 31 March 2017

Source



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
88 HIGH ST, WEDDERBURN, VIC 3518	Price Withheld	30/03/2017
151 HIGH ST, WEDDERBURN, VIC 3518	\$212,000	25/02/2017
36 HIGH ST, WEDDERBURN, VIC 3518	\$200,000	02/01/2017