

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

366 Napier Street, Bendigo Vic 3550

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$432,500

Property Type

House

Suburb

Bendigo

Period - From

22/09/2019

to

21/09/2020

Source

REIV

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
1	68 Midland Hwy EPSOM 3551	\$385,000	22/04/2020
2	27 Marong Rd IRONBARK 3550	\$370,000	05/06/2020
3	3 Shepperbottom St CALIFORNIA GULLY 3556	\$360,000	08/07/2020

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.~~

This Statement of Information was prepared on:

22/09/2020 12:32



Property Type: House

Agent Comments

Indicative Selling Price

\$385,000

Median House Price

22/09/2019 - 21/09/2020: \$432,500

Comparable Properties



68 Midland Hwy EPSOM 3551 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 22/04/2020

Rooms: 4

Property Type: House

Land Size: 805 sqm approx



27 Marong Rd IRONBARK 3550 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 05/06/2020

Rooms: 4

Property Type: House

Land Size: 904 sqm approx



3 Shepperbottom St CALIFORNIA GULLY 3556 (REI) Agent Comments



Price: \$360,000

Method: Private Sale

Date: 08/07/2020

Rooms: 5

Property Type: House

Land Size: 870 sqm approx