

## 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

34 Valentine Street, Bendigo Vic 3550

#### Indicative selling price

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

Range between \$300,000 & \$330,000

#### Median sale price

Median price \$475,000 House ☒ Unit ☐ Suburb or locality Bendigo

Period - From 01/10/2018 to 31/12/2018 Source REIV

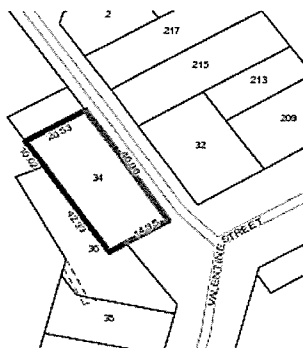
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	11 Quick St IRONBARK 3550	\$291,500	06/06/2018
2	1 Bannerman St BENDIGO 3550	\$320,000	03/05/2018
3	65 Chum St GOLDEN SQUARE 3555	\$325,000	10/02/2018

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 eighteen months.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median House Price**  
December quarter 2018: \$475,000

## Comparable Properties



**11 Quick St IRONBARK 3550 (VG)**

**Agent Comments**



**Price:** \$291,500  
**Method:** Sale  
**Date:** 06/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 838 sqm approx

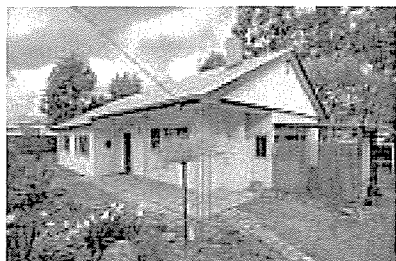


**1 Bannerman St BENDIGO 3550 (VG)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Sale  
**Date:** 03/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 925 sqm approx



**65 Chum St GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Auction Sale  
**Date:** 10/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 980 sqm approx