

## 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

141 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550

### Indicative selling price

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

Single Price

or range  
between

\$545,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

North Bendigo

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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

48 JAMES STREET STRATHDALE VIC 3550	\$565,000	11-Apr-23
16 HEWITT AVENUE KENNINGTON VIC 3550	\$565,000	14-Apr-23
5A ST JAMES WOOD DRIVE NORTH BENDIGO VIC 3550	\$550,000	22-Nov-23

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: 18 September 2024



**48 JAMES STREET STRATHDALE  
 VIC 3550**

 3  2  2

Sold Price **\$565,000** Sold Date **11-Apr-23**

Distance **3.97km**



**16 HEWITT AVENUE KENNINGTON  
 VIC 3550**

 3  2  2

Sold Price Sold Date **14-Apr-23**

Distance **4.4km**



**5A ST JAMES WOOD DRIVE  
 NORTH BENDIGO VIC 3550**

 3  2  2

Sold Price **\$550,000** Sold Date **22-Nov-23**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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