

# STATEMENT OF INFORMATION

42 ABBOTT STREET, BENDIGO, VIC 3550

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42 ABBOTT STREET, BENDIGO, VIC 3550**

 4  2  -

### Indicative Selling Price

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

**Price Range: \$550,000 to \$600,000**

Provided by: Kylee McCalman, Professionals Bendigo

## MEDIAN SALE PRICE



**BENDIGO, VIC, 3550**

Suburb Median Sale Price (House)

**\$390,000**

01 October 2016 to 30 September 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.



**78 HAVLIN ST, QUARRY HILL, VIC 3550**

 4  2  4

Sale Price

**\$580,000**

Sale Date: 08/08/2017

Distance from Property: 1.6km



**12 NIEMANN ST, NORTH BENDIGO, VIC 3550**

 3  2  1

Sale Price

**\*\$615,000**

Sale Date: 31/05/2017

Distance from Property: 1.7km



**43 ANDERSON ST, BENDIGO, VIC 3550**

 3  2  2

Sale Price

**\$608,000**

Sale Date: 07/02/2017

Distance from Property: 2km



This report has been compiled on 13/11/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

42 ABBOTT STREET, BENDIGO, VIC 3550

Indicative selling price

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Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

BENDIGO

Period

01 October 2016 to 30 September 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
78 HAVLIN ST, QUARRY HILL, VIC 3550	\$580,000	08/08/2017
12 NIEMANN ST, NORTH BENDIGO, VIC 3550	*\$615,000	31/05/2017
43 ANDERSON ST, BENDIGO, VIC 3550	\$608,000	07/02/2017