





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 ABBOTT STREET, BENDIGO, VIC 3550 🕮 4 🕒 2 😂 -







Indicative Selling Price

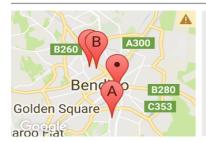
For the meaning of this price see consumer.vic.au/underquoting

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: **pricefinder**

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







Sale Price

\$580,000

Sale Date: 08/08/2017

Distance from Property: 1.6km





12 NIEMANN ST, NORTH BENDIGO, VIC 3550 🖾 3









Sale Price

*\$615,000

Sale Date: 31/05/2017

Distance from Property: 1.7km





43 ANDERSON ST, BENDIGO, VIC 3550









Sale Price

\$608.000

Sale Date: 07/02/2017

Distance from Property: 2km



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
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Indicative selling price

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

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	p	pricefinder	

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