

## 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

9 FORBES COURT 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

North Bendigo

Period-from

01 Nov 2021

to

31 Oct 2022

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

|   |           |           |
|---|-----------|-----------|
| 3 GARDEN COURT NORTH BENDIGO VIC 3550       | \$515,000 | 06-Oct-22 |
| 8 SYDENHAM AVENUE NORTH BENDIGO VIC 3550    | \$575,000 | 16-May-22 |
| 18A BANNISTER STREET NORTH BENDIGO VIC 3550 | \$595,000 | 27-Jun-22 |

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.~~

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**3 GARDEN COURT NORTH  
BENDIGO VIC 3550**

3 2 2

Sold Price

<sup>RS</sup>

**\$515,000**

Sold Date

**06-Oct-22**

Distance

**0.43km**



**8 SYDENHAM AVENUE NORTH  
BENDIGO VIC 3550**

3 2 2

Sold Price

**\$575,000**

Sold Date

**16-May-22**

Distance

**0.44km**



**18A BANNISTER STREET NORTH  
BENDIGO VIC 3550**

3 2 2

Sold Price

**\$595,000**

Sold Date

**27-Jun-22**

Distance

**1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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