

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

4/33 Strickland Road, East Bendigo Vic 3550

Indicative selling price

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

Range between \$349,000

&

\$365,000

Median sale price

Median price \$322,500

House

X

Unit

Suburb or locality

East Bendigo

Period - From 01/04/2018

to

31/03/2019

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	10a Strickland Rd EAST BENDIGO 3550	\$360,000	19/03/2018
2	15a Somerville St FLORA HILL 3550	\$350,000	23/02/2018
3	8a Hamlet St QUARRY HILL 3550	\$350,000	21/03/2018

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: Land
Land Size: 374 sqm approx
Agent Comments

Indicative Selling Price
\$349,000 - \$365,000
Median House Price
Year ending March 2019: \$322,500

Comparable Properties

10a Strickland Rd EAST BENDIGO 3550 (VG) **Agent Comments**



Price: \$360,000
Method: Sale
Date: 19/03/2018
Rooms: -
Property Type: House - Attached House N.E.C.
Land Size: 293 sqm approx

15a Somerville St FLORA HILL 3550 (VG) **Agent Comments**



Price: \$350,000
Method: Sale
Date: 23/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 424 sqm approx



8a Hamlet St QUARRY HILL 3550 (VG) **Agent Comments**



Price: \$350,000
Method: Sale
Date: 21/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 278 sqm approx