

STATEMENT OF INFORMATION

3 MCINNES STREET, BIG HILL, VIC 3555

PREPARED BY ANGELA WALTER, BENDIGO REAL ESTATE, PHONE: 0401 282 976



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 MCINNES STREET, BIG HILL, VIC 3555

4 2 3

Indicative Selling Price

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

Single Price: \$795,000

Provided by: Angela Walter, Bendigo Real Estate

MEDIAN SALE PRICE



BIG HILL, VIC, 3555

Suburb Median Sale Price (House)

01 January 2023 to 31 December 2023

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.



24 PROSPECTORS WAY, BIG HILL, VIC 3555

4 2 2

Sale Price

\$888,000

Sale Date: 23/06/2023

Distance from Property: 179m



23 SUNDEW DR, KANGAROO FLAT, VIC 3555

4 2 3

Sale Price

\$820,000

Sale Date: 18/05/2023

Distance from Property: 973m



32 MCINNES ST, BIG HILL, VIC 3555

4 2 2

Sale Price

\$725,000

Sale Date: 06/03/2023

Distance from Property: 303m



This report has been compiled on 20/02/2024 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2024 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 MCINNES STREET, BIG HILL, VIC 3555

Indicative selling price

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

Single Price:

\$795,000

Median sale price

Median price

Property type

House

Suburb

BIG HILL

Period

01 January 2023 to 31 December 2023

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

24 PROSPECTORS WAY, BIG HILL, VIC 3555	\$888,000	23/06/2023
23 SUNDEW DR, KANGAROO FLAT, VIC 3555	\$820,000	18/05/2023
32 MCINNES ST, BIG HILL, VIC 3555	\$725,000	06/03/2023

This Statement of Information was prepared on:

20/02/2024