

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

248 WATTLE STREET BENDIGO VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Bendigo

Period-from

01 Oct 2023

to

30 Sep 2024

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

78-80 FOREST STREET BENDIGO VIC 3550	\$620,000	20-May-24
12 BURN STREET GOLDEN SQUARE VIC 3555	\$590,000	05-Apr-24
53 HORACE STREET QUARRY HILL VIC 3550	\$590,000	30-Apr-24

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.

This Statement of Information was prepared on: 21 October 2024



**78-80 FOREST STREET BENDIGO
 VIC 3550**

3 1 2

Sold Price

\$620,000

Sold Date **20-May-24**

Distance **0.74km**



**12 BURN STREET GOLDEN SQUARE
 VIC 3555**

3 1 2

Sold Price

\$590,000

Sold Date **05-Apr-24**

Distance **2.03km**



**53 HORACE STREET QUARRY HILL
 VIC 3550**

3 2 -

Sold Price

Sold Date **30-Apr-24**

Distance **2.39km**



**38 BROUGHAM STREET BENDIGO
 VIC 3550**

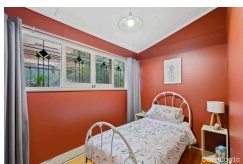
3 2 1

Sold Price

\$600,000

Sold Date **10-May-24**

Distance **2.4km**



**38 CARPENTER STREET QUARRY
 HILL VIC 3550**

3 2 2

Sold Price

Sold Date **19-Jul-23**

Distance **2.76km**



**30 CURTIN STREET FLORA HILL
 VIC 3550**

3 1 2

Sold Price

\$620,000

Sold Date **12-Jul-23**

Distance **3.43km**

RS = Recent sale

UN = Undisclosed Sale

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