## 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

1/194 HIGH 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	\$630,000	&	\$650,000
Single Price		\$630,000	&	\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$600,000	Prope	rty type Other		Suburb	Bendigo	
Period-from	01 Nov 2023	to	31 Oct 2	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
2/374 BARNARD STREET IRONBARK VIC 3550	\$620,000	19-Apr-24
6/36 BAYNE STREET NORTH BENDIGO VIC 3550	\$635,000	04-Jul-24
2/36 BAYNE STREET NORTH BENDIGO VIC 3550	\$605,000	22-May-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: 01 November 2024





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2/374 BARNARD STREET **IRONBARK VIC 3550** 

₾ 2 ⇔ 2 Sold Price

\$620,000 Sold Date 19-Apr-24

Distance 0.67km

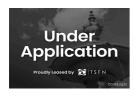


6/36 BAYNE STREET NORTH **BENDIGO VIC 3550** 

₽ 2 \$ 2 Sold Price

\$635,000 Sold Date 04-Jul-24

Distance 2.49km



2/36 BAYNE STREET NORTH **BENDIGO VIC 3550** 

**=** 3

₽ 2

\$ 2

Sold Price

\$605,000 Sold Date 22-May-24

Distance

2.46km

**RS** = Recent sale

UN = Undisclosed Sale

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